

**VOLUME II:  
COMMUNITY STANDARDS DISTRICTS**

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## Chapter 22.300 Introductory Provisions

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Sections:

- 22.300.010 Purpose
- 22.300.020 Application of Community Standards District to Property
- 22.300.030 Community Standards Districts Established

### 22.300.010 Purpose

Community Standards Districts (CSDs) are established as supplemental districts to provide, where useful and appropriate, special development standards:

- A. To assist in implementing special development requirements and/or land use limitations previously adopted by the County in neighborhood, community, area, specific, and local coastal plans for particular unincorporated areas of Los Angeles County, to address special problems that are unique to those geographic areas; and
- B. To facilitate development and new land uses that are more responsive to community objectives for the preservation, guided evolution and enhancement, and/or transformation of existing physical character and/or economic conditions than would otherwise be possible through the application of countywide standards alone.

### 22.300.020 Application of Community Standards Districts to Property

- A. **Types and Priority of Regulations Provided by a CSD.** The adoption and application to property of a CSD in compliance with this Division shall also comply with the procedures defined by Chapter 22.68 (Supplemental Districts), and may include the CSD defining and providing one or more of the following three categories of regulations:
  - 1. **Community-Wide Development Standards.** These are standards that apply to all proposed development and new land uses on any lot within the area covered by the CSD. If a community-wide development standard appears to conflict with a basic zone development standard, the community-wide development standard shall supersede the basic zone standard;
  - 2. **Zone-Specific Development Standards.** These are standards that apply only to proposed development or a new land use on a lot covered by a specific zone within the community. If a zone-specific development standard appears to conflict with a community-wide development standard, the zone-specific standard shall supersede the community-wide standard; and

3. **Area-Specific Development Standards.** These are standards that apply only to lots within one or more specific geographic areas of a CSD. Where an area-specific development standard differs from either a community-wide or zone-specific development standard, the area-specific standard shall supersede all others.

B. **Additional Regulations.** Qualified projects allowed by Chapter 22.120 (Density Bonuses and Affordable Housing) and Chapter 22.168 (Housing Permits) shall supersede any contrary provisions as specified in any CSD.

## 22.300.030 Community Standards Districts Established

Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

<b>TABLE 22.300.030-A:COMMUNITY STANDARDS DISTRICTS</b>	
<b>Community Standards District</b>	<b>Chapter</b>
Acton	22.302
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Willowbrook	22.352

## **Chapter 22.302    Acton    Community    Standards District**

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### Sections:

22.302.010	Purpose
22.302.020	Definitions
22.302.030	District Map
22.302.040	Applicability
22.302.050	Application and Review Procedures
22.302.060	Community Wide Development Standards
22.302.070	Zone Specific Development Standards
22.302.080	Area Specific Development Standards
22.302.090	Modification of Development Standards
APPENDIX I	Acton Community Standards District Architectural Style Guidelines

### **22.302.010    Purpose**

The Acton Community Standards District (“CSD”) is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

### **22.302.020    Definitions**

(Reserved)

### **22.302.030    District Map**

The boundaries of this CSD are shown on Figure 22.302-A:Acton CSD Boundary, at the end of this Chapter.

### **22.302.040    Applicability**

This Chapter shall apply as appropriate to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit.

### **22.302.050    Application and Review Procedures**

A Discretionary Site Plan Review (Chapter 22.190) application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Chapter.

## **22.302.060 Community Wide Development Standards**

Except where a more specific application is prescribed, or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this CSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application shall be submitted to and approved by the Director to assure compliance with the following development standards:

- A. **Hillside Design Considerations.** Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:
1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;
  2. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;
  3. While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;
  4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and
  5. Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.
- B. **Preservation of Native Vegetation.** Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or

flooding potential that would create a safety hazard to structures or off-site property, as determined by the Department of Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require review and approval by the Director.

1. **Required Site Plan.** All permit applications involving grading (including brushing or vegetation removal to accommodate equestrian uses) must include a site plan for review by the Director. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such site plan must comply with Chapter 22.102 (Hillside Management and Significant Ecological Areas), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. This information shall not substitute for Oak Tree Permit (Chapter 22.176) application requirements. Material submitted shall include:
  - a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;
  - b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified in order to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;
  - c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and
  - d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.
2. **Issuance Conditions.** The Director shall approve the site plan with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:

- a. That the performance of such work is consistent with the intent of this subsection to preserve native vegetation;
  - b. That such work will not result in a flood or erosion hazard to this or other properties; and
  - c. That the proposed work conforms with the requirements of other laws or ordinances.
3. For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification to Development Standards).
4. **Exceptions.** The provisions of this Subsection B shall not apply to, and a grading permit is not required for:
  - a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
  - b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;
  - c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
  - d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
  - e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.

**C. Architectural Style and Project Design Considerations.**

1. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within urban residential or nonurban land classifications which are not accessory to residential structures shall:
  - a. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;
  - b. Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and



- c. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.
2. Restricted access subdivisions are prohibited.
- D. **Drainage.** The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. In addition to existing County standards for the control of runoff, the following standards shall be observed:
  1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;
  2. Maximum impervious finished surface areas for nonresidential uses shall not exceed:
    - a. 65 percent for open storage and homes for the aged;
    - b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;
    - c. 82 percent for churches and schools; or
    - d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;
  3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design).
  4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;
  5. This CSD discourages the use of concrete facilities to mitigate flood hazards; and

6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.
- E. **Billboards.** This CSD shall be designated a Billboard Exclusion Zone (Chapter 22.50).
- F. **Signs.**
1. Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:
    - a. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and
    - b. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.
  2. Except as specifically exempted by Section 22.114.050 (Exempt Signs), no sign, including those prohibited by Section 22.114.060 (Prohibited Signs), shall be erected within this CSD except as provided for by this Subsection F:
    - a. Wall business signs, as provided by Section 22.114.090 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;
    - b. Freestanding business signs, typically monument style, as provided for in Section 22.114.110 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;
    - c. Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and
    - d. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Special-Purpose Signs), 22.114.180 (Temporary Subdivisions and Real Estate Signs), and 22.114.190 (Temporary Signs).
- G. **Fence Design.** In addition to standards provided in Section 22.110.070 (Fences and Walls) concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing:

1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and
  2. Except where otherwise required by this CSD, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.
- H. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style will be required.
- I. **Street Improvements.** Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):
1. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.
  2. Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by the Department of Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.
- J. **Trail Easements.** In reviewing and establishing design conditions for any land division, the Hearing Officer shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.
1. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both the Departments of Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Hearing Officer determines that other locations are inappropriate.
  2. Any trail incorporated into a land division must contain a provision for participation in a community-wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.

3. The Department of Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.
- K. **Home Occupations.** Home occupation uses are to be permitted, subject to a Discretionary Site Plan Review (Chapter 22.190), to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.
1. In addition to the principles and standards in Chapter 22.190 (Site Plan Review, Discretionary), the Director shall ensure that an application for a home occupation use complies with the following standards and conditions:
    - a. That the use occur on a lot used primarily as the permanent residence of the person or persons operating the use, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;
    - b. That not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;
    - c. That the number of off-street vehicle parking spaces comply with the provisions of Chapter 22.112 (Parking), as well as provide one additional on-site vehicle space, either covered or uncovered, for each employee or volunteer;
    - d. That the combined floor area of the home occupation use shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;
    - e. That no noise or sound be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;
    - f. That on-site signage or display in any form which advertises or indicates the home occupation use is prohibited;
    - g. That no sale of goods occur at the premises where the home occupation use is located;
    - h. That business traffic occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day;
    - i. That a "Notice of Proposal" indicating the nature of the home occupation use, to the satisfaction of the Director, has been forwarded by first class mail, postage prepaid, to all owners and residents, of real property within 500 feet of the lot on which said use is proposed;

- j. That the person proposing to conduct a home occupation use has signed a covenant and agreement suitable for recordation and running with the land indicating that he has read and understands the mandatory conditions of operation enumerated above and such other conditions that the Director may impose, and will faithfully abide by each and every one of said conditions and restrictions. Said covenant shall be recorded as a condition of approval and shall indicate that the failure of the applicant to conform with and adhere to each and every condition of operation shall result in the revocation of the Director's approval for the home occupation use;
2. In those cases where the Director determines that the application submitted by an applicant is not, or cannot be, in full compliance with Subsection K.1, above, the Director shall deny such application and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that this Title 22 contains provisions permitting the filing of a Conditional Use Permit (Chapter 22.158) application for a home occupation use which is not in compliance with the requirements of Subsection K.1, above; and
3. This Subsection K shall not modify the provisions for on-site display, signage and sale in any Agricultural Zone of products lawfully produced on such lot.

## **22.302.070 Zone Specific Development Standards**

(Reserved)

## **22.302.080 Area Specific Development Standards**

Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone. If any portion of a new lot, or an existing lot, as noted, is located within a Nonurban 1 or Nonurban 2 area, the following requirements apply:

### **A. Nonurban 1 Area, Antelope Valley Area Plan Land Use Policy Map:**

1. **Minimum Lot Area.** New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.
2. **Lot Width and Length for Regular Lots.** Except as otherwise specified in Subsection A.3, below, new residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This

area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.

3. **Lot Width and Length for Irregular Lots.** New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.
4. **Lot Setbacks.** New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

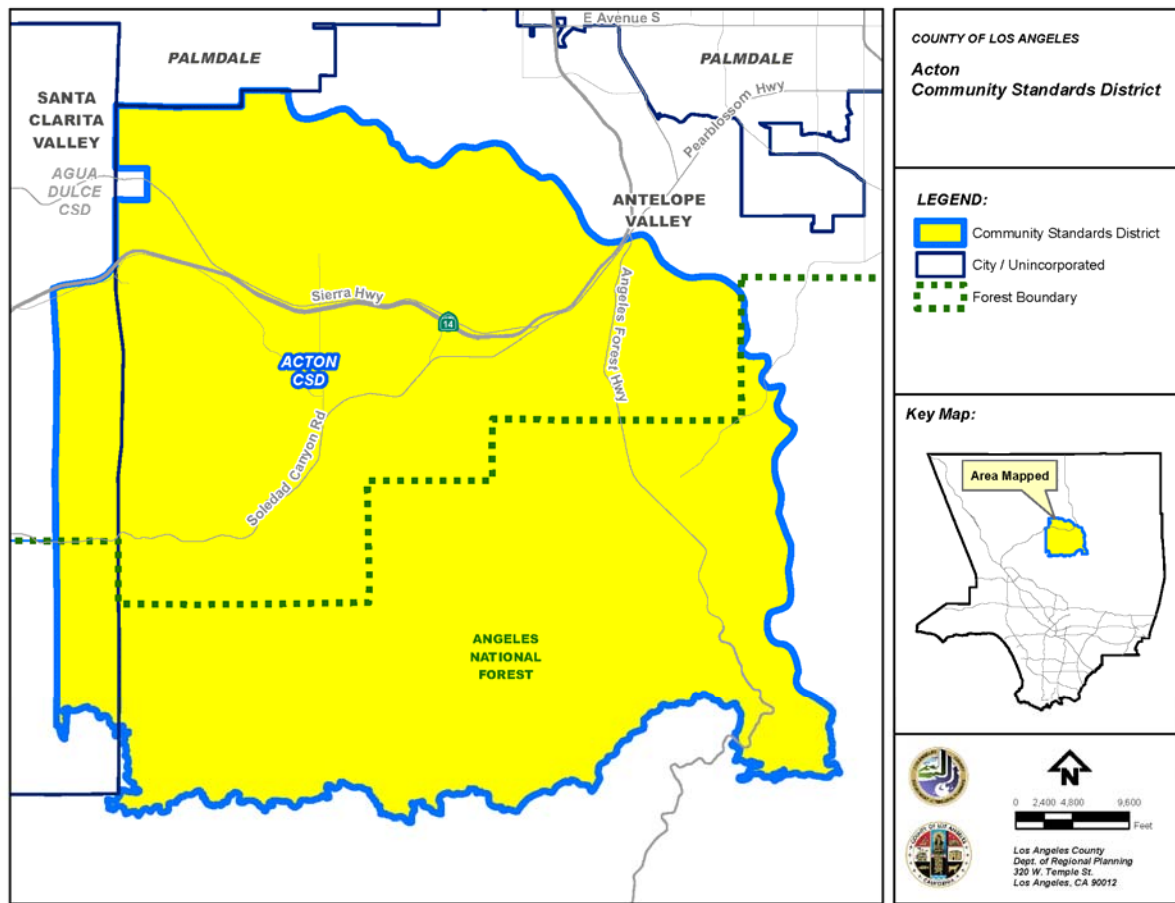
**B. Nonurban 2 Area, Antelope Valley Area Plan Land Use Policy Map:**

1. **Minimum Lot Area.** New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.
2. **Lot Width and Length for Regular Lots.** Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
3. **Lot Width and Length for Irregular Lots.** New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.
4. **Lot Setbacks.** New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

**22.302.090 Modification of Development Standards**

Modifications to any standards in this Chapter are only available pursuant to the terms and conditions of a Conditional Use Permit (Chapter 22.158).

**FIGURE 22.302-A:ACTON CSD BOUNDARY**



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## **APPENDIX I**

### **ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES**

#### **I. Background**

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon—remodeled and expanded, but retaining its "Western" look—remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for commercial areas have been established.

#### **II. Objectives**

Section 22.302.060.C (Architectural Style and Project Design Considerations) of the Acton Community Standards District ("CSD") provides for the application of Architectural Style Guidelines in Acton, primarily in commercial areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the Freeway, particularly to the north. The objectives of the guidelines include:

- Identification and description of the qualities which give a "Western frontier village, circa 1890s style" character to much of the existing commercial area—particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.

- Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western heritage.

- Development of new commercial structures that promote and enhance the community's Western Heritage architectural character.

#### **III. Guidelines**

This entire CSD is intended to help preserve a Western desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks, and other features of this CSD all complement the Western appearance. The Architectural Style Guidelines are intended to put the finishing



touches on the exterior appearance of the commercial community. The following guidelines provisions are to be used in designing all exterior improvements:

- A. Facades
- B. Roof forms
- C. Sidewalk coverings
- D. Signs
- E. Colors
- F. Materials
- G. Landscaping
- H. Exterior features: lights, railings, street furniture, etc.

#### **A. FACADES**

Building exteriors, particularly storefronts, are the most visible elements of a commercial community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping, and street furnishings that can complete a desired appearance.

##### **Lineal Design:**

"Western" town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows, and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity—e.g. Victorian design—among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one's eyes to scan the entire area.

##### ***Encourage***

- \* A predominating horizontal line along the top of the building facade.
- \* Alignment of tops of windows and door openings.
- \* The clear division of two story structures between the first and second floors.
- \* Second floor balconies and railings; their strong horizontal structure adds depth and visual interest
- \* Horizontal lines that carry from one store or structure to the next.

##### ***Discourage***

- \* Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

### **Entries:**

Stores along a "Western" street typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.

#### ***Encourage***

- \* Recessed storefront entries. Side and rear entries may be in line with exterior walls.
- \* Wood-appearing frame doors with glass panes—particularly in the upper half of the door—and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.
- \* Double entry doors, while not necessary, are particularly inviting.

#### ***Discourage***

- \* Use of bright aluminum, tinted glass and other modern doorway materials.
- \* Frameless glass doors.
- \* Security doors and grates.

### **Windows:**

Windows link the outside pedestrian with the inside business. They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western Village-type windows would authentically be multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may provide a better display format; as long as the window frame has an appearance that blends with the overall facade, window pane size will not be a judged factor.

#### ***Encourage***

- \* Window designs that harmonize with those in adjacent structures.
- \* Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
- \* Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
- \* Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

#### ***Discourage***

- \* Design or alteration of window openings that are inconsistent with the architectural character of the building.

- \* Use of darkly tinted or reflective glass.
  - \* Full length plate glass windows.
  - \* Finished appearance that does not reflect intended architectural design.
- Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

#### **Side and Rear Facade Features:**

Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western architecture theme. Utilities, trash bins, and other such features of rear and side areas should be covered or disguised in the same architectural theme wherever possible.

### **B. ROOF FORMS**

Unlike residences of the by-gone Western era with their pitched roofs, commercial buildings are known for their predominantly flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet—an upward extension of part of the front wall—or a false front (with the exception of Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights, or other distinctive treatments are appropriate over major building entry points or corner structures.

#### ***Encourage***

- \* Predominantly flat roofs.
- \* Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- \* "Accent" roof lines or other architectural features—higher than the surrounding roof lines—at corners and major entrances.
- \* Screening of roof mounted equipment (see Section 22.302.060.C (Architectural Style and Project Design Considerations) of this CSD).

#### ***Discourage***

- \* Sloped or pitched roofs—particularly those visible from street view, unless of Victorian design.
- \* Decorative roof elements that do not focus on corner or entry areas.

### **C. SIDEWALK COVERINGS**

Motion picture-created images of Western towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional: in

addition to reinforcing the Western architectural style, they provide an invitation to window shoppers, protect window displays and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

#### **D. SIGNS**

Signage controls can "make or break" the visual image of a commercial community. This feature of the Acton community is so important that Section 22.302.060.F (Signs) of this CSD contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western designs. Even then they must either conform to Section 22.302.060.F (Signs) or undergo appropriate Variance approvals. The following signage features supplement the requirements of Section 22.302.060.F:

##### ***Encourage***

- \* Flush-mounted signs, often within a recessed area on a parapet.
- \* Hanging signboards, either parallel or perpendicular to the building facade.
- \* Signs related in size, character, and placement to other building elements.
- \* Graphics and lettering styles that are appropriate to the western motif. Signs for most franchises and chain stores will require redesign.
- \* Icon signs that illustrate the type of merchandise or service.

##### ***Discourage***

- \* Signs that obscure all or part of a significant architectural feature.
- \* Garish colors that may attract attention, but which detract from a harmonious community appearance.

#### **E. COLORS**

If there is a single "Western town" color, it would be earthtone. This color—or range of colors from beige to gray—is natural appearing in many of the materials used in constructing the old West. Brick, made from adobe clay, was often used in early Acton and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. "Pastels" and "neons" are inappropriate colors in the Western palette.

##### ***Encourage***

- \* Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (Simulated woodappearing products may be used in place of real wood.)
- \* Colors that are coordinated with neighboring building colors and materials.
- \* Subtle colors on plain surfaces of large structures.

***Discourage***

- \* Changing colors along the main surface of a single building facade. A single color—generally natural wood—creates unity; individual stores can be differentiated by accent colors, parapets, signage, and other distinguishing features.

**F. MATERIALS**

Finished appearance is more important than the use of "genuine, authentic" materials. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early West.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

***Encourage***

- \* Use of materials available in the old West, such as pine lumber, river rock, and adobe.
- \* The adaptation of modern materials such as plastic, concrete, and aluminum to resemble old West materials.

***Discourage***

- \* Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

**G. LANDSCAPING**

Vegetation can provide an attractive, inviting and unifying element to a commercial district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section 22.302.060.B (Preservation of Native Vegetation) of this CSD emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the architectural theme.

## **H. EXTERIOR FEATURES**

"Finishing touches" to the Western village architectural theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches, and hitching posts would all be common to Acton commercial areas and in plain view. Sections 22.302.060.H (Exterior Lighting) and 22.302.060.I (Street Improvements) of this CSD establish general requirements for outdoor lighting. Modern lighting techniques which do not interfere with the Western motif may be used.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

### ***Encourage***

- \* Western style accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or woodenlooking trash "barrels" are appropriate and functional. Wagon wheels are a popular decorative item.
- \* Gas or gas-look lamps, where high visibility for safety is not a factor.
- \* The use of wood, wrought iron, ceramic, or other materials from the old West era.

### ***Discourage***

- \* Modern decorative materials such as neon and plastics.

## Chapter 22.304 Agua Dulce Community Standards District

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### Sections:

22.304.010	Purpose
22.304.020	Definitions
22.304.030	District Map
22.304.040	Applicability
22.304.050	Application and Review Procedures
22.304.060	Community Wide Development Standards
22.304.070	Zone Specific Development Standards
22.304.080	Area Specific Development Standards
22.304.090	Modification of Development Standards
APPENDIX I	Criteria for Significant Ridgelines

### 22.304.010 Purpose

The Agua Dulce Community Standards District ("CSD") is established to:

- A. Maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community;
- B. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community;
- C. Protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and significant ecological areas located within this CSD;
- D. Maintain and enhance the pedestrian and equestrian trail system within this CSD; including the Pacific Crest National Scenic Trail; and
- E. Minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

### 22.304.020 Definitions

The following terms are defined solely for this CSD.

**Cargo shipping container.** A reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains.

**Monument sign.** A sign placed on a solid base extending at least 75 percent of the width of the sign, and shall include fuel pricing signs.

### **22.304.030 District Map**

The boundaries of this CSD are shown on Figure 22.304-A:Agua Dulce CSD Boundary, at the end of this Chapter.

### **22.304.040 Applicability**

- A. **General Applicability.** The revised regulations for this CSD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these revised CSD regulations. Complete applications that were filed before the effective date of said ordinance shall comply with the regulations for this CSD and all applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed. For any revised CSD regulation in this Chapter that does not relate to a new development project, said regulation shall apply upon the effective date of the ordinance containing these revised CSD regulations.
- B. **Additions and Repairs or Reconstruction to Existing Structures.**
  1. **Generally.** Except as otherwise provided for in this Subsection B, Chapter 22.174 (Non-Conforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally established or built prior to the effective date of the ordinance containing the revised CSD regulations in this Chapter.
  2. **Additions to Existing Structures.** The revised CSD regulations contained in this Chapter shall not apply to any addition to a structure that is legal as of the effective date of the ordinance containing these revised CSD regulations unless the addition:
    - a. Changes the structure's use from commercial to residential or from residential to commercial;
    - b. Cumulatively increases the structure's existing floor area by more than 25 percent;
    - c. Cumulatively increases the structure's existing occupancy load by more than 25 percent; or
    - d. Increases the required number of parking spaces for the structure by more than 25 percent.
  3. **Repair or Reconstruction of Existing Structures.** The revised CSD regulations contained in this Chapter shall not apply to the repair or reconstruction of a structure that is legal as of the effective date of the ordinance containing these revised CSD regulations, where the structure has been damaged or destroyed, unless the repair or reconstruction also includes a change in use or an addition that results in any of the changes to the structure described in Subsections B.2.a through B.2.d, above. If



based on the foregoing, the repair or reconstruction of the structure is exempt from the revised CSD regulations contained in this Chapter:

- a. The nonconforming use provisions in Section 22.174.020.G.1 (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) related to the structure's repair or reconstruction shall not apply; and
- b. If the reconstruction is for a residential structure, the reconstruction may take place anywhere on the lot on which the structure is located, provided the yard requirements of Section 22.18.040.A (Required Yards) and other applicable development standards in this Title 22 are met.

## **22.304.050 Application and Review Procedures**

(Reserved)

## **22.304.060 Community Wide Development Standards**

### **A. Highway and Local Streets.**

#### **1. Highway Standards.**

- a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;
- b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by the Department of Public Works, where the Department of Public Works will:
  - i. Consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement; and
  - ii. Ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and
- c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by the Department of Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such

driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. **Local Street Standards.** The following standards shall apply to all local streets maintained by the Department of Public Works within this CSD:
  - a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;
  - b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department; and
  - c. The encroachment and driveway provisions in Subsections A.1.b and A.1.c (Highway Standards), above, for highway right-of-ways, shall also apply to local streets.

**B. Lighting.**

1. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted; and
2. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

**C. Utilities (Reserved).**

- D. **Signs.** All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection D:
  1. All signs shall comply with the setback requirement of the underlying zone, except as otherwise provided for or modified by this Subsection D;
  2. Notwithstanding the provisions of Section 22.114.070.C (Sign Faces), signs within this CSD shall not display more than two sign faces;
  3. Notwithstanding the provisions of Section 22.114.070.A.2 (Height), the height of signs within this CSD shall be measured from the average finished grade at the base of the sign; and

4. Except for Sections 22.114.140 (Outdoor Advertising Signs) and 22.114.150 (Portable Outdoor Advertising Signs), Sections 22.114.080 (Business Signs in Agricultural and Special Purpose Zones) through 22.114.190 (Temporary Signs) shall not apply within this CSD, and instead the following sign types, subject to the following standards, shall be permitted:
  - a. *Wall Business Signs.*
    - i. Wall business signs shall not extend above the highest point of the building wall. Sloping roofs shall not be considered an extension of the building wall;
    - ii. Roof-mounted wall business signs shall be prohibited;
    - iii. The maximum sign area for a wall business sign for a ground floor business establishment shall be one square foot for each linear foot of building frontage, or 60 square feet per establishment, whichever is less. Where a ground floor business establishment fronts only a parking lot, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area; and
    - iv. The maximum sign area for a wall business sign for a business establishment above the ground floor shall be 10 square feet per establishment;
  - b. *Freestanding Business Signs.* Freestanding business signs shall be monument signs.
    - i. Pole-mounted freestanding business signs shall be prohibited;
    - ii. Only one freestanding business sign shall be permitted on a lot;
    - iii. The maximum sign area for a freestanding business sign shall be 20 square feet per sign face;
    - iv. The maximum height for a freestanding business sign shall be four feet; and
    - v. The required setback for a free standing business sign shall be determined by Section 22.114.080.E.1 (Location);
  - c. *Residential Entrance Signs.* For purposes of this Subsection D.4.c, a residential entrance sign is defined as a freestanding or wall-mounted sign that marks the entrance to a residential use.
    - i. Only one residential entrance sign shall be permitted on a lot in a Residential or Agricultural Zone;

- ii. The maximum sign area for a residential entrance sign shall be 20 square feet per sign face;
  - iii. The maximum height for a residential entrance sign shall be 20 feet;
  - iv. Residential entrance signs shall be prohibited over a driveway if that driveway serves as a fire apparatus access road under Section 503.2.1 in Title 32 (Fire Code) of the County Code, unless another unobstructed fire apparatus access road is also provided to the residential use; and
  - v. The required setback of a freestanding business sign as determined by Section 22.114.080.E.1 (Location) shall apply to residential entrance signs;
- d. *Directional and/or Informational Signs.*
- i. The maximum sign area for a directional and/or informational sign shall be 32 square feet per sign face;
  - ii. The maximum height for a directional and/or informational sign shall be 15 feet; and
  - iii. The required setback for a directional and/or informational sign shall be determined by Section 22.4.170.B (Directional and Informational Signs);
- e. *Community Identification Signs.*
- i. The maximum sign area for a community identification sign shall be 24 square feet per sign face;
  - ii. The maximum height for a community identification sign shall be 15 feet; and
  - iii. A setback shall only be required for a community identification sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;
- f. *Civic Organization Signs.*
- i. The maximum sign area for a civic organization sign shall be six square feet per sign face;
  - ii. The maximum height for a civic organization sign shall be eight feet; and
  - iii. A setback shall only be required for a civic organization sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;

- g. *Bulletin or Special Event Signs.* Bulletin or special event signs are permanent signs whose information may be changed from time to time, such as advertising upcoming community events.
  - i. The maximum sign area for a bulletin or special event sign shall be 24 square feet per sign face;
  - ii. The maximum height for a bulletin or special event sign shall be 15 feet; and
  - iii. A setback shall only be required for a bulletin or special event sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;
- h. *Temporary Signs.*
  - i. General Requirements.
    - (1) Only one temporary sign shall be permitted per street or highway frontage;
    - (2) Temporary signs shall not be affixed to any tree, shrub, or other type of vegetation;
    - (3) Temporary signs shall be placed at least 10 feet from any property line. Structures installed to support temporary freestanding signs shall be removed when the signs are removed;
    - (4) Temporary signs shall display the date of the sign's posting;
    - (5) Temporary signs which pertain to a time, event, or purpose which has passed or no longer exists shall be removed within 14 days of the conclusion of the time, event, or purpose, unless otherwise provided for herein; and
    - (6) Unless otherwise provided for in this Subsection D.4.h:
      - (a) The maximum sign area for a temporary sign shall be 16 square feet per sign face; and
      - (b) The maximum height for a temporary sign shall be eight feet;
  - ii. Temporary Real Estate Signs. Temporary real estate signs shall contain the name and contact number of the person or company responsible for placing such sign.
    - (1) In Residential and Agricultural Zones:
      - (a) The maximum sign area for a temporary real estate sign shall be six square feet per sign face; and

- (b) The maximum height for a temporary real estate sign shall be six feet;
  - (2) In all other zones:
    - (a) The maximum sign area for a temporary real estate sign shall be 48 square feet per sign face; and
    - (b) The maximum height for a temporary real estate sign shall be 12 feet;
  - (3) Temporary real estate signs shall be removed within 14 days after the involved property has been rented, leased, or sold.
- iii. Temporary Construction Signs. Temporary construction signs shall contain the name and contact number of the person or company responsible for placing such sign.
- (1) The maximum sign area for a temporary construction sign shall be six square feet per sign face;
  - (2) The maximum height for a temporary construction sign shall be six feet; and
  - (3) Temporary construction signs shall be removed within 14 days after the completion of construction, alteration, or removal of the involved structure.
- iv. Temporary Subdivision Sales Signs. Temporary subdivision sales signs shall contain the name and contact number of the person or company responsible for placing such sign.
- (1) The maximum sign area for a temporary subdivision sales sign shall be 12 square feet per sign face;
  - (2) The maximum height for a temporary subdivision sales sign shall be eight feet; and
  - (3) Temporary subdivision sales signs shall be removed within one year after the construction of the last unit of the last phase of the involved subdivision.
- v. Temporary Subdivision Entry and Special-Feature Signs. Temporary subdivision entry and special-feature signs shall be monument signs and shall contain the name and contact number of the person or company responsible for placing such sign.
- (1) Temporary subdivision entry signs shall be permitted as are necessary to facilitate entry into and movement within the subdivision;

- (2) Temporary subdivision special-feature signs shall be permitted in the immediate vicinity of an approved model home and temporary subdivision real estate office;
  - (3) The maximum sign area for a temporary subdivision entry and special-feature sign shall be 20 square feet per sign face;
  - (4) The maximum height for a temporary subdivision entry and special-feature sign shall be six feet;
  - (5) Temporary subdivision entry and special-feature signs shall be located within the involved subdivision; and
  - (6) Temporary subdivision entry and special-event signs shall be removed within one year after construction is complete for the last unit of the last phase of the involved subdivision.
5. In addition to the requirements of Section 22.114.080 (Additional Standards for Signage) related to lighting standards for signage, internal sign illumination, such as a "can" light or an individually illuminated lettered sign, shall be prohibited within this CSD. Also, sign lighting within this CSD shall not pulsate, rotate, blink, flash, or simulate motion.

**E. Vegetation Conservation. (Reserved)**

- F. Trails.** Trails within this CSD shall be regulated by the provisions of this Subsection F and the adopted Trails Plan of the Santa Clarita Valley Area Plan ("Trails Plan") and the County Trails Manual. If a conflict exists between the trails standards in this Subsection F and in the County Trails Manual, the trails standards in this Subsection F shall control.

**1. Trail Dedication.**

- a. All subdivisions creating more than four lots shall include publicly-dedicated trail easements in accordance with the Trails Plan. Subdivisions that are 20 net acres in size or greater shall also include publicly-dedicated connector or feeder trail easements within the subdivision;
- b. The Department of Parks and Recreation may request, but shall not require, for any subdivision creating four or fewer lots, a publicly-dedicated trail easement in accordance with the Trails Plan, and for subdivisions that are less than 20 net acres in size, a publicly-dedicated connector or feeder trail easement;
- c. Trail easements not dedicated to the County and maintained by the Department of Parks and Recreation shall be dedicated to a homeowner's association, non-profit organization that provides trail maintenance, or a special district, and maintained by such entity. If a

special district is used for this purpose, such district shall be established pursuant to the Landscaping and Lighting Act of 1972 in Section 22500, et. seq., of the California Streets and Highways Code, or shall be formed as some other entity capable of assessing and collecting trail maintenance fees, as determined by the Department of Parks and Recreation; and

- d. If a subdivision project proposes to modify an existing trail easement, the subdivider shall seek Department of Parks and Recreation approval of such modification prior to the public hearing on the subdivision;
2. **Trail Use.** Publicly-dedicated trail easements provided under this Subsection F shall allow for multi-uses, including hiking, mountain bicycling, and equestrian uses. Notwithstanding the foregoing, publicly-dedicated trail easements provided for the Pacific Crest Trail shall allow for hiking and equestrian uses only, in accordance with United States Forest Service regulations;
  3. **Trail Design and Location.**
    - a. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the Trails Plan, and to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas;
    - b. Publicly-dedicated trails shall not be located contiguous to any local street or highway, unless the Department of Parks and Recreation determines that no other location would be suitable. In the event that the Department of Parks and Recreation makes such a determination and the publicly-dedicated trail will be located contiguous to a local street or highway, the trail shall be located completely outside of the local street or highway's vehicular right-of-way;
    - c. If a development application proposes to develop a driveway that encroaches into a trail easement within that development, the Department shall refer the application to the Department of Parks and Recreation for review and approval to ensure that the driveway is constructed with a non-slip, non-smooth surface, such as a textured or stamped finish, or permeable paving. In no event shall any obstruction, such as a mailbox or utility box, be allowed within any portion of the driveway that encroaches into the publicly-dedicated trail easement;
    - d. Trail design, construction, and maintenance shall be carried out in conformance with the following standards and any other applicable, non-conflicting, provision of the County Trails Manual:



- i. Publicly-dedicated trails shall remain free of all obstructions, vegetation, and structures, including but not limited to utility boxes, gates, and non-trail fences or retaining walls;
  - ii. The minimum publicly-dedicated trail width shall be 10 feet;
  - iii. The minimum trail tread width shall be a variable width of six to eight feet;
  - iv. The maximum trail cross-slope gradient shall be three percent;
  - v. The maximum trail running slope gradient shall be 10 percent, though for short trail distances of up to 300 feet in length, a maximum trail running slope gradient of 15 percent may be permitted, subject to the approval of the Department of Parks and Recreation; and
  - vi. Trail surfaces shall consist of native soil, native stabilized soil, or decomposed granite; and
- e. Deviations from the standards set forth in this Subsection F or any applicable provision in the County Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of the Department of Parks and Recreation prior to the public hearing on the subdivision; and
- 4. **Notification of Subdivision Application.** The applicant of any subdivision application within the CSD boundary shall notify the Agua Dulce Town Council, and any local trail advisory entity that requests notification, of the application when the application is filed; and
- 5. **Information Required and Final Map.** All applications for a subdivision creating more than four lots or shall include the information necessary to show compliance with the trail requirements of this CSD, and such information shall be shown on the final map prior to recordation.
- G. **Hillside Management.** In addition to any other applicable requirement of Chapter 22.102 (Hillside Management and Significant Ecological Areas), where a subdivision project proposes to create more than four lots or in a hillside management area, grading for the subdivision shall not be conducted uniformly across the entire area of the subdivision and shall be limited to the pads required for development of the individual structures in the subdivision. Grading plans demonstrating compliance with this requirement shall be submitted with the subdivision application; and
- H. **Significant Ridgeline Protection.** For purposes of this Subsection H, ridgelines are defined as the line formed by meeting the tops of sloping surfaces of land, and significant ridgelines are defined as ridgelines which are highly visible and dominate the landscape. The locations of the significant

ridgelines within this CSD are shown on Figure 22.304-B:Significant Ridgelines, at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

1. The highest point of any structure, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline; and
2. Any modification to this Subsection H shall require a Conditional Use Permit (Chapter 22.158). In approving such Conditional Use Permit, the Commission or Hearing Officer shall make the following findings, in addition to those required by Section 22.158.050 (Findings and Decision):
  - a. That alternative sites within the project site have been considered and rejected due to documented hazards for potentially greater damage to biota on the alternative sites than on the subject site, as determined by a biologist; and
  - b. That the overall development is designed so that grading will not occur uniformly across the project area and will be limited to the pads required for individual structures.

## **22.304.070 Zone Specific Development Standards**

### **A. Residential and Agricultural Zones.**

1. **Lot Design.** Each new lot created by a land division shall contain a minimum net area of two acres, a minimum width of 165 feet, and a minimum depth of 165 feet;
2. **Yard Requirements.**
  - a. For each lot that is smaller than one net acre in size, the yard requirements of Section 22.18.040.A (Required Yards) for Zone R-1 shall apply;
  - b. For each lot that is between one net acre and less than two net acres in size, the respective yard sizes shall be a minimum of:
    - i. 25 feet for the front yard;
    - ii. 15 feet for the rear yard; and
    - iii. 10 feet for the side yard;
  - c. For each lot that is two net acres in size or greater, the respective yard sizes shall be a minimum of:
    - i. 50 feet for the front yard;
    - ii. 25 feet for the rear yard; and

- iii. 25 feet for the side yard;
  - d. Accessory structures shall not be permitted in any required yard; and
  - e. A required yard shall be measured from the property line unless the property line is located within a private street or public right-of-way, in which case the required yard shall be measured from the edge of the private street or public right-of-way closest to the interior of the lot;
3. **Density-Controlled Development.** Density-controlled development shall be permitted in Residential and Agricultural Zones, including in hillside management and significant ecological areas, subject to the provisions of Section 22.140.160 (Density-Controlled Developments), but only if the requirements of Subsections A.1 and A.2, above are also met;
4. **Home-Based Occupations.** Home-based occupations shall be permitted in Residential and Agricultural Zones, subject to the applicable provisions of Section 22.140.290 (Home-Based Occupations), except that:
- a. Notwithstanding the prohibitions in Section 22.140.290.C (Prohibitions), the following uses shall be permitted:
    - i. Animal training, provided the involved animals are domestic animals, as defined in Division 2; and
    - ii. Recording/motion picture/video production studio;
  - b. A home-based occupation may be housed in a permitted accessory structure. If the accessory structure is a garage, any automobile parking spaces required by Section 22.112.060.A (Required Parking Spaces) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required);
  - c. No more than two full-time equivalent employees, either for pay or as a volunteer, not including resident occupants, guests, and/or domestic staff, may be present at any one time, and the maximum number of employee hours per week for the home-based occupation shall be 80 hours;
  - d. In addition to any required parking set forth in this Title 22, the home-based occupation shall provide a minimum of one covered or uncovered vehicle parking space for customers of the home-based occupation, and one additional covered or uncovered parking space for each full-time equivalent employee on-site, not to exceed a total of three additional parking spaces for the home-based occupation; and
  - e. Business hours for the home-based occupation shall be limited to the hours between 8:00 a.m. and 6:00 p.m., seven days a week; and

5. **Dogs.** Table 22.304.070-A, below identifies the maximum number of dogs allowed on a lot.

<b>TABLE 22.304.070-A:MAXIMUM NUMBER OF DOGS</b>	
<b>Net Acreage of Lot</b>	<b>Maximum Number of Dogs Allowed</b>
0 to <2 acres	3
2 to <3 acres	4
3 to <4 acres	5
≥4 acres	6

6. **Cargo Shipping Containers.** Cargo shipping containers shall be permitted on a lot in Residential or Agricultural Zones in accordance with this Subsection A.6.

- a. Table 22.304.070-B, below, identifies the maximum number of cargo shipping containers allowed on a lot.

<b>TABLE 22.304.070-B:MAXIMUM CARGO SHIPPING CONTAINERS</b>	
<b>Net Acreage of Lot</b>	<b>Maximum Number of Cargo Shipping Containers Allowed</b>
1 to <5 acres	1
5 to <10 acres	2
≥10 acres	3

- b. The placement of cargo shipping containers on lots or less than one net acre in size, and the placement of containers exceeding the numbers authorized in the above chart, may be allowed, provided that a Minor Conditional Use Permit (Chapter 22.160) is first obtained; and
- c. All cargo shipping containers shall:
- Be prohibited in any required yard or in any area where the parking of vehicles is prohibited under Section 112.070.C.1 (Residential and Agricultural Zones), where applicable;
  - Be placed at least six feet from any structure or other cargo shipping container and not be stacked upon each other;
  - Not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and
  - Be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulation.

**B. Commercial and Industrial Zones.**

1. ***Design of Structures.*** New structures, or additions and/or renovations to existing structures, shall be designed such that:
  - a. They are of an Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;
  - b. Their façades, materials, rooflines, and exterior finishes conform to the chosen architectural style; and
  - c. Their entrances are set back at least one foot from the front of the structure;
2. Compliance with the design requirements of this Subsection B.1, above, shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure;
3. ***Utilities and Equipment.*** Utility structures and equipment on lots that are visible from a public or private street, including trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, transformers, and other electrical equipment, shall be screened from view by landscaping, walls, or fences. If, pursuant to this Subsection B.3, electrical equipment is screened from view, the property owner shall obtain consent of the relevant electrical utility for such screening. The Director may waive this screening requirement if the property owner provides satisfactory evidence to the Director that the relevant electrical utility will not provide such consent. Notwithstanding the foregoing, the provisions in this Subsection B.3 shall not apply to any property owned or operated by a public utility where any portion of that property is otherwise exempt from local zoning ordinances pursuant to Section 53091 of the California Government Code; and
4. ***Pedestrian and Equestrian Accommodation.*** Access shall be provided to every lot from the nearest trail or public right-of-way by a minimum 10-foot wide access route to accommodate pedestrian and equestrian traffic. In addition, at least one equestrian hitching post shall be provided per lot.

**22.304.080 Area Specific Development Standards**

(Reserved)

**22.304.090 Modification of Development Standards**

**A. Modifications Authorized.**

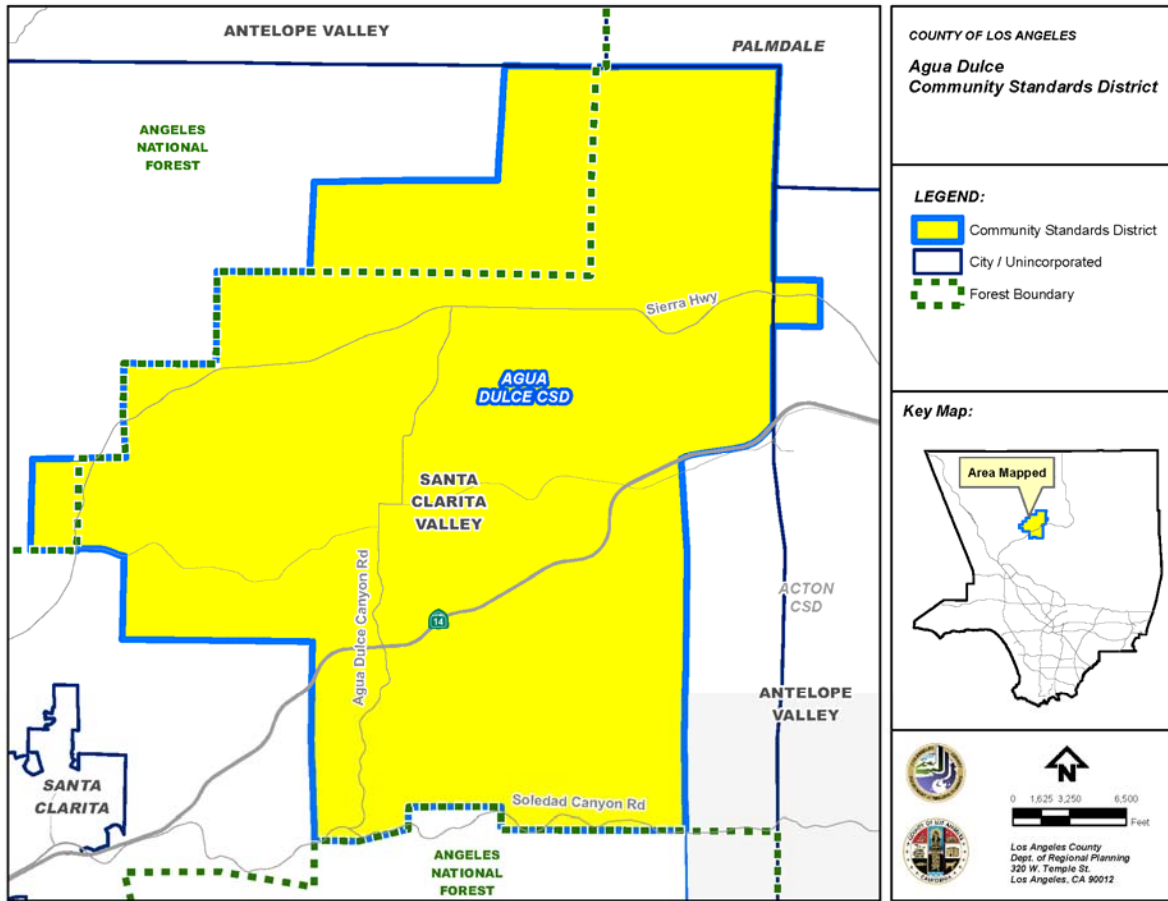
1. Modification of the development standards specified in Sections 22.304.070.A.1 (Lot Design) and 22.304.070.A.3 (Density-Controlled Development) shall require a Variance (Chapter 22.196);

2. Modification of the development standards specified in Section 22.304.070.A.2 (Yard Requirements) shall be subject to the provisions of Subsection C, below; and
  3. Modification of all other development standards in this Chapter shall require a Conditional Use Permit (Chapter 22.158).
- B. Notice to the Agua Dulce Town Council.** In addition to any other notice required by Subsection C.2, below, applicants for any modification described in Subsection A, above, shall provide notice of the application to the Agua Dulce Town Council when the application is filed.
- C. Yard Modifications.**
1. ***Application and Fee.*** An application to modify the yard requirements of Section 22.304.070.A.2 (Yard Requirements) shall contain all information and documents that are required for an application for a Discretionary Site Plan Review (Chapter 22.190). The required fee accompanying the application shall be for a Site Plan Review for Modification of Development Standards in a Community Standards District, as set forth on the Filing Fee Schedule; and
  2. ***Notification of the Application.***
    - a. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date an action is taken on the application, notice shall be mailed to the owners of the subject property, and all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property; and
    - b. The notice shall describe the development proposal and the request for the yard modification. The notice shall also indicate that individuals may submit a written protest to the Director within 14 days following the date the notice is mailed, which protest shall be based on issues of significance directly related to the application, and shall provide evidence that one or more of the findings identified in Subsection C.4, below cannot be made;
  3. ***Decision.***
    - a. In considering the application, the Director shall apply the principles and standards of Section 22.228.040 (Findings and Decision), taking into account the required findings set forth in Subsection C.4, below. The Director shall also consider each written protest submitted on the application. If the Director determines that a written protest is based on issues of significance directly related to the application, and the written protest also provides evidence that one or more of the findings in Subsection C.4 cannot be made, the Director may deny the application, request a modification to the proposal and/or impose

conditions on the approval, or refer the application directly to the Commission for a public hearing without making a decision on the application; and

- b. If the Director refers the matter directly to the Commission for a public hearing, no additional fee shall be charged to the applicant and the public hearing shall be conducted pursuant to the applicable provisions of Section 22.222.120 (Public Hearing Procedure). After the public hearing, the Commission shall approve, conditionally approve, or deny the application pursuant to the same principles and standards as required to be considered by the Director, taking into account the required findings set forth in Subsection C.4, below. The decision of the Commission shall become effective on the date of the decision and shall not be subject to further administrative appeal;
4. **Findings.** In approving the application, the Director or the Commission, as the case may be, shall make the following findings:
  - a. That there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within this CSD that warrant the requested yard modification; and
  - b. That granting the request for the yard modification will not be materially detrimental to properties or improvements in the area or contrary to the purposes of this CSD, as provided in Section 22.304.010 (Purpose);
5. **Notice of the Decision.** The Director shall send notice of his decision on the yard modification, including any decision to refer the matter directly to the Commission, by certified mail to the applicant and to anyone who submitted a written protest on the application. In the event the Director's decision is to approve or deny the application, the notice shall indicate that an appeal of the Director's decision may be filed with the Commission within 14 days following the date on the notice; and
6. **Appeal of the Director's Decision.** An appeal of the Director's decision to approve or deny the application shall require an additional fee for the public hearing, as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. The Commission shall approve, conditionally approve, or deny the application pursuant to the same principles and standards as considered by the Director, taking into account the required findings set forth in Subsection C.4, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

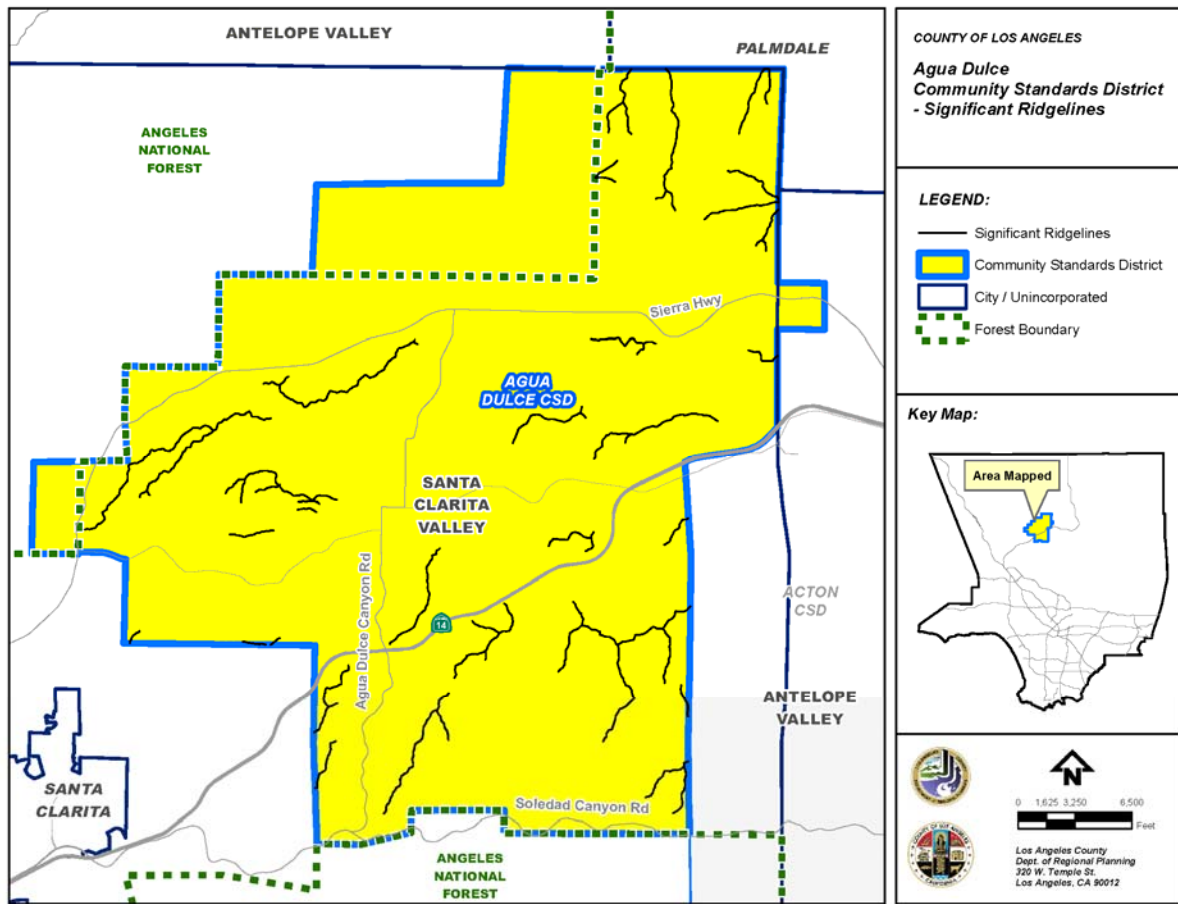
**FIGURE 22.304-A:AGUA DULCE CSD BOUNDARY**



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**FIGURE 22.304-B:SIGNIFICANT RIDGELINES**



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## **APPENDIX I**

### **Criteria for Significant Ridgelines**

The designation of the significant ridgelines within the Agua Dulce Community Standards District is based on the following criteria:

- **Topographic complexity.** Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road.
- **Near/far contrast.** Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- **Cultural landmarks.** Ridges from views of well-known locations, structures, or other places which are considered points of interest in Agua Dulce.
- **Existing community boundaries and gateways.** Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Agua Dulce.

## Chapter 22.306 Altadena Community Standards District

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### Sections

22.306.010	Purpose
22.306.020	Definitions
22.306.030	District Map
22.306.040	Applicability
22.306.050	Application and Review Procedures
22.306.060	Community Wide Development Standards
22.306.070	Zone Specific Development Standards
22.306.080	Area Specific Development Standards
22.306.090	Modification of Development Standards
APPENDIX I	Criteria for Significant Ridgelines

### 22.306.010 Purpose

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts. This CSD is also established to minimize the visual and environmental impacts of development in hillside management areas.

### 22.306.020 Definitions

The following terms are defined solely for this CSD.

**Bedroom.** Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.

**Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.

**Significant ridgelines.** Highly visible ridgelines that dominate the landscape.

### 22.306.030 District Map

The boundaries of this CSD are shown on Figure 22.306-A:Altadena CSD Boundary, at the end of this Chapter.

### 22.306.040 Applicability

(Reserved)

### 22.306.050 Application and Review Procedures

(Reserved)

## **22.306.060 Community Wide Development Standards**

A. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

B. **Hillside Management.**

1. **Applicability.** The provisions of this Subsection B shall apply in hillside management areas, as defined in Division 2 (Definitions), except for:

- a. Applications submitted to the Department and deemed complete prior to the effective date of the ordinance establishing this Subsection B, provided that plans submitted with the application depict all proposed grading and structures.
- b. Changes to applications approved by the Department prior to the effective date of the ordinance establishing this Subsection B, provided that such changes:
  - i. Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and
  - ii. Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of material.
- c. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance establishing this Subsection B.

2. **Permit Required.**

- a. A Minor Conditional Use Permit (Chapter 22.160) shall be required for any development that is not otherwise subject to a Conditional Use Permit pursuant to Chapter 22.102 (Hillside Management and Significant Ecological Areas), except for:
  - i. Additions to a structure that was legally established prior to the effective date of the ordinance establishing this Subsection B;
  - ii. New accessory structures; and
  - iii. Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.
- b. The Minor Conditional Use Permit application shall include the information required by Section 22.102.040 (Additional Contents of Application) and shall substantiate the findings required by Section 22.160.040.C (Findings), and Sections 22.102.060.A.1 and A.2 (Hillside Management Areas).

3. **Grading.**

- a. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 2,500 total cubic yards of material, excluding any grading approved prior to the effective date of the ordinance establishing this Subsection B.
- b. In approving an application for grading, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):
  - i. The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and
  - ii. The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Commission or Hearing Officer shall require projects to comply with the following development standards regarding hillside design according to Table 22.306.060-A, below, where they apply to the project:

<b>TABLE 22.306.060-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS</b>	
<b>Grading and Topography</b>	<ul style="list-style-type: none"> <li>• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.</li> <li>• Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.</li> </ul>
<b>Views and Screening</b>	<ul style="list-style-type: none"> <li>• Structures, retention walls, and graded areas are screened by landscaping and vegetation.</li> <li>• Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</li> </ul>
<b>Surfaces and Reflectance</b>	<ul style="list-style-type: none"> <li>• Structures incorporate articulated surface faces instead of flat blank walls.</li> <li>• Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</li> </ul>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>• Where new tree planting occurs, new trees blend with surrounding vegetation.</li> </ul>
<b>Trails</b>	<ul style="list-style-type: none"> <li>• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.</li> </ul>

In addition to these required design standards, the Commission or Hearing Officer may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or

rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

- c. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.
- d. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.

**4. Significant Ridgeline Protection.**

- a. The locations of the significant ridgelines within this CSD are shown on Figure 22.306-B:Significant Ridgelines, at the end of this Chapter.
- b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.

## 22.306.070 Zone Specific Development Standards

**A. Zone R-1.**

**1. Yard Requirements and Height Limits.**

- a. The standards for yards and heights shall be based on the size of the lot as noted in Table 22.306.070-A, except as specified in Subsections A.1.b through A.1.f, below:

TABLE 22.306.070-A:YARD REQUIREMENTS AND HEIGHT LIMITS					
Lot Size (square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Back	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner	Maximum Height (linear feet):
40,000+	20	35	5	10	35
20,000- 39,999-	20	35	5	10	35
13,000- 19,999	20	25	5	10	30
<13,000	20	25	5	10	30
Flag lots <7,500	10	10	10	10	30

- b. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot shall not be included in the computation for this purpose.
- c. Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
- d. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.
- e. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade.
- f. The maximum number of stories above grade shall be two. A "basement" as defined in Division 2 (Definitions), shall be considered a story above grade, while a "cellar" as defined in Division 2, shall not be considered a story above grade.

**2. Gross Structural Area and Lot Coverage.**

- a. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.
- b. The maximum GSA or lot coverage shall be determined by the following formula:  
  

$$\text{GSA or Lot Coverage} = (.25 \times \text{net lot area}) + 1,000 \text{ square feet}$$
- c. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

**3. Parking.**

- a. Each residence shall provide onsite the required number of vehicle parking spaces, together with a maneuvering area and driveway, per Table 22.306.070-B, below:

<b>TABLE 22.306.070-B: RESIDENTIAL PARKING</b>	
<b>Number of Bedrooms</b>	<b>Number of Parking Spaces</b>
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

- b. Where more than two parking spaces are required, such spaces may be uncovered and developed in tandem.

4. Except as provided below, Chapter 22.110 (General Site Regulations) relating to yards shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.110 as follows:
  - a. The flag lot yard provisions of Section 22.110.170 (Flag Lots) are hereby modified and not applicable to yards of 7,500 square feet or greater;
  - b. The front yard provisions of Section 22.110.080.B (Required Yards) are hereby modified by the provisions of Subsection A.1.b, above;
  - c. The side yard provisions of Section 22.110.080.C (Required Yards) are hereby modified by the provisions of Subsection A.1.c, above;
  - d. The accessory building provisions of Section 22.110.030.A and D (Accessory Buildings) shall not be applicable; and
  - e. The yard modification provisions of Section 22.110.180 (Modifications Authorized) shall not be applicable.
5. The provisions of this CSD do not supersede Chapter 22.174 (Nonconforming Uses, Buildings and Structures), except as provided below:
  - a. Section 22.174.020.G.1 (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.174.020.G.1.a and b.

**B. Zone R-2.**

**1. Height Limits.**

- a. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
- b. On lots with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

**2. Front Yards.** At least 50 percent of any required front yard shall be landscaped.

**3. Building Design.**



- a. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the Director.
- b. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

**C. Zone R-3.**

1. **Height Limits.** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
2. **Interior Side Yards.**
  - a. Any required interior side yard that adjoins a single-family or two-family residentially zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.
  - b. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially zoned lot.
  - c. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially zoned lot.
3. **Rear Yards.** Rear yards that adjoin a single-family or two-family residentially zoned lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.
4. **Building Design.** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the Director.
5. **Structure Height and Setback.** For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially zoned lot:
  - a. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family

residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

- b. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.
6. ***Residentially Zoned Property Outside Unincorporated Territory.*** For purposes of Subsections C.2 through C.5, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially zoned lot is located within incorporated or unincorporated territory.

## **22.306.080 Area Specific Development Standards**

### **A. Lake Avenue Area.**

1. ***Purpose.*** The Lake Avenue Area specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.
2. ***Description of Area.*** The boundaries of the Lake Avenue Area are shown on Figure 22.306-C:Lake Avenue Area at the end of this Chapter.
3. ***Area Specific Development Standards.***
  - a. ***Height Limits.*** The maximum height permitted in the area is 35 feet.
  - b. ***Signs.*** The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.
    - i. ***Wall Signs.***
      - (1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;
      - (2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street

frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.

ii. Freestanding Signs.

- (1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.
- (2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.
- (3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.

iii. Awning Signs.

- (1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.
- (2) Awning signs are not permitted above the second floor.

iv. Prohibited signs are:

- (1) Roof signs; and
- (2) Outdoor advertising signs (billboards).

v. Sign Size.

- (1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.
- (2) Maximum height of letters shall be restricted to 18 inches.

vi. Sign design shall be subject to review and approval by the Director to ensure that:

- (1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

- (2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.
- (3) Lettering styles shall be complementary to each storefront in a single building.
- (4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.
- (5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

c. *Design Standards.*

- i. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

- ii. Materials, Colors, and Equipment.

- (1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.
  - (2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

- iii. Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

- iv. Mechanical Equipment.

- (1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.
  - (2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.
  - (3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

- v. Security.

- (1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

- (2) All security bars or grilles shall be installed on the inside of the building.
  - (3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.
  - (4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.
- 4. **Zone Specific Development Standards.** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of Subsections A.4.c through A.4.h, below, apply in all Commercial Zones.
  - a. *Zone C-2.*
    - i. In addition to the uses enumerated in Chapter 22.20 (Commercial Zones) for Zone C-3, a Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain the following:
      - (1) Sales.
        - Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;
      - (2) Services.
        - Automobile service stations, including incidental repair, washing and rental of utility trailers,
        - Electric distributing substations,
        - Microwave stations.
  - b. *Zone C-3.*
    - i. In addition to the uses enumerated in Section 22.20.030 (Land Use Regulations), a Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain the following:
      - (1) Sales.
        - Mobilehome sales,
        - Pawnshop,
        - Trailer sales, box and utility;
      - (2) Services.

- Automobile battery services, provided all repair activities are conducted within an enclosed building only,
  - Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,
  - Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,
  - Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,
  - Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,
  - Automobile service stations,
  - Bakery goods distributors,
  - Carwashes, automatic, coin-operated, and hand wash,
  - Electric distribution substations, including microwave facilities,
  - Microwave stations,
  - Motion picture studios,
  - Parcel delivery terminals,
  - Radio and television broadcasting studios,
  - Recording studios.
- c. *Floor Area.* The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such lot.
- d. *Buffers.* Whenever a parking lot or a commercial structure is developed adjacent to a Residential Zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.
- e. *Parking Areas.* With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.
- f. *Landscape Plan.* New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the site plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.
- g. *Trash Enclosure.* The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.

h. *Pedestrian Character.*

- i. To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.
- ii. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.
- iii. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
- iv. Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.
- v. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.
- vi. Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.
- vii. Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.
- viii. Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the Director.
- ix. Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:
  - Arcading,
  - Arches,
  - Awnings,
  - Balconies,
  - Bay windows,

- Colonnades,
- Courtyards,
- Decorative exterior stairs,
- Decorative iron fences,
- Decorative iron grilles,
- Outdoor dining,
- Plazas,
- Recessed upper floor loggias or pergolas,
- Tile or masonry fountains.

5. **Historical Preservation.** The design standards and zone specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the County of Los Angeles Historical Landmarks and Records Commission and the Altadena Heritage prior to approval of a Discretionary Site Plan Review (Chapter 22.190).

- a. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;
- b. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;
- c. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;
- d. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69
- e. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

**B. West Altadena Area.**

1. **Purpose.** The West Altadena Area is established to provide a means of assisting in the implementation of the Redevelopment Plan for the West Altadena Community Redevelopment Project ("Redevelopment Plan") as adopted by the Board on August 12, 1986. The Redevelopment Plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area specific development standards are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner



which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This Subsection B is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the Redevelopment Plan.

2. **Description of Area.** The West Altadena Area is coterminous with the boundaries of the Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

Northerly on Lincoln Avenue 1,700 feet;

Southerly on Lincoln Avenue 400 feet;

Westerly on Woodbury Road 3,000 feet; and

Easterly on Woodbury Road 400 feet.

The map of the area is on Figure 22.306-D:West Altadena Area at the end of this Chapter. Except as otherwise specifically provided for in this Subsection B, the provisions of this Title 22 shall apply.

3. **Area Specific Development Standards.**

- a. *Yards.*

- i. For properties in Zones C-3 and C-M, as modified hereinafter:

- (1) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

- (2) Parcels abutting two highways shall have front yards along both highways.

- (3) The front yard shall be at least 10 feet in depth.

- ii. For properties in Residential Zones, yards shall be provided in accordance with this Title 22.

- b. *Parking.* Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).

- c. *Signs.*

- i. Except as modified in this Chapter, all signs shall conform to Chapter 22.114 (Signs), including the enforcement provisions.

- ii. The sign regulations prescribed in this Chapter shall not affect existing signs which were established according to this Title 22.

- iii. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Chapter, or removed within 30 days from receipt of notification that a state of disrepair exists.

- iv. Wall Signs.

- (1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;
- (2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;
- (3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

v. Window Signs.

- (1) Shall be displayed only on the interior of windows or door windows;
- (2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

vi. Freestanding Signs (Not Attached to Building).

- (1) Shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same lot as the business it is advertising;
- (2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Subsection B.3.e, below;
- (3) Shall not exceed 80 square feet in area per sign face;
- (4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;
- (5) Pole signs shall not be allowed;
- (6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this Subsection B.3.c.vi.

vii. Awning Signs.

- (1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.
- (2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

viii. Building Tenant Information/Identification Signs.

- (1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a

building directory located near each major building or pass-through entrance.

- (2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.
- (3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.
- (4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.
- (5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

ix. Prohibited signs are as follows:

- (1) Flashing, animated, or audible signs;
- (2) Signs which rotate, move, or simulate motion;
- (3) Signs which extend from the building face more than 12 inches;
- (4) Signs with exposed bracing, guy wires, conduits, or similar devices;
- (5) Roof signs (any sign erected and maintained upon or over the roof of any building);
- (6) Outdoor advertising signs (billboards);
- (7) Painted signs on the building surface;
- (8) Banner signs of cloth or fabric;
- (9) Portable signs;
- (10) Pole signs;
- (11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
  - (a) National, state, local governmental, institutional, or corporate flags, properly displayed,

- (b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.

x. Size.

- (1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed two square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.
- (2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the Executive Director of the Community Development Commission, or successor agency, and the Department.

xi. Design. Such design shall be subject to review and approval by the Executive Director of the Community Development Commission, or successor agency, and the Department.

- (1) Signage colors shall compliment building colors and materials and be limited to three colors.
- (2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.
- (3) Lettering styles shall be complementary for each storefront in a single building.
- (4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

d. *Design Standards.*

- i. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the Executive Director of the Community Development Commission, or successor agency, and the Department.
- ii. Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the Director.

iii. Materials, Colors and Equipment.

- (1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.
- (2) Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

- (a) Shall be the same color and style for each opening on a single storefront or business;
- (b) Shall be complementary in color and style for each storefront in a building;
- (c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;
- (d) Shall comply with Title 26 (Building Code) of the County Code and Fire Department requirements;
- (e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

- (a) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.
- (b) If air conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.
- (c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

- (a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

- (b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.
  - (c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.
  - (d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.
- e. *Discretionary Site Plan Review.*
  - i. A Discretionary Site Plan Review (Chapter 22.190) is required to establish, operate, or maintain any use, except that no review is required for a change in ownership or occupancy. Also exempt from review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.
  - ii. An application for a Discretionary Site Plan Review shall not be submitted to the Department until the proposed use has been submitted to and reported upon by the Executive Director of the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan.
- f. *Conditional Use Permits.*
  - i. A Conditional Use Permit (Chapter 22.158) application shall be required for those uses listed as subject to permit as specified in this Title 22, as well as those uses listed in this Subsection B.
  - ii. In addition to the findings for approval of Conditional Use Permit application required by Section 22.158.050 (Findings and Decision), in approving an application the Commission or Hearing Officer shall find that:
    - (1) The proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and
    - (2) The proposed use is consistent with the Redevelopment Plan.
- g. *Nonconforming Uses, Buildings, and Structures.*
  - i. Uses, buildings and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Chapter 22.174 (Nonconforming Uses, Buildings and Structures).

- ii. For nonconforming uses, buildings, or structures, an application may be filed with the Department requesting:
  - (1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.174.050.B (Termination by Operation of Law) or Section 22.248.010.G.2 (Zone Exception – Considered Nonconforming Use When); or
  - (2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.
- iii. In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.174.060 (Review of Amortization Schedule or Substitution of Use), in approving an application the Commission or Hearing Officer shall find that:
  - (1) The proposed use, building, or structure has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and
  - (2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the Redevelopment Plan.

#### **4. Zone Specific Development Standards.**

##### **a. Modified Zone C-3.**

- i. Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):
  - (1) Sales.
    - Auction houses,
    - Automobile sales, new or used,
    - Boat and other marine sales,
    - Ice sales,
    - Mobile home sales,
    - Model home display centers and sales offices,

- Recreational vehicle sales,
- Secondhand stores,
- Stamp redemption centers,
- Trailer sales, box and utility;

(2) Services.

- Air pollution sampling stations,
- Auto battery service,
- Auto brake repair shops,
- Auto muffler shops,
- Auto radiator shops,
- Boat rentals,
- Comfort stations,
- Dog training schools,
- Furniture transfer and storage,
- Gas metering and control stations, public utility,
- Homes for children, foster family,
- Laboratories, research and testing,
- Lodge halls,
- Microwave stations,
- Mortuaries,
- Motion picture studios,
- Motorcycle, motorscooter, and trail bike rentals,
- Recreational vehicle rentals,
- Revival meetings, tent, temporary,
- Signs, outdoor advertising,
- Taxidermists,
- Trailer rentals, box and utility,
- Truck rentals, excluding trucks exceeding two tons capacity,
- Wedding chapels;

(3) Recreation and Amusements.

- Amusement rides and devices,



- Athletic fields,
  - Carnivals,
  - Golf courses,
  - Commercial recreation clubs,
  - Swimming pools;
- (4) Agricultural Uses.
- Crops: field, tree, bush, berry, row;
- (5) Accessory Uses.
- Storage of building materials, except during on-site construction,
  - Auto body and fender repair, painting, and upholstering,
  - Manufacturing.
- ii. Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:
- (1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;
  - (2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;
  - (3) The total floor area in all the buildings on any one lot shall not exceed 1.8 times the total area of such lot;
  - (4) That there be parking facilities as required by Chapter 22.112 (Parking);
  - (5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by an approved Special Event Permit (Chapter 22.192):

- Parking lots,
  - Business signs on the premises;
- (6) Outside Storage. Outside storage is permitted only on the rear of a lot in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this Chapter. All such requests for substitution shall be subject to Chapter 22.190 (Site Plan Review, Discretionary).
- b. *Modified Zone C-M.*
- i. Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):
- (1) Sales.
    - Automobile sales, sale of new and used motor vehicles,
    - Boat and other marine sales,
    - Mobilehome sales,
    - Recreational vehicle sales,
    - Trailer sales, box and utility;
  - (2) Services.
    - Car washes, automatic, coin-operated, and hand wash,
    - Revival meetings, tent, temporary,
    - Signs, outdoor advertising,
    - Tire retreading or recapping;
  - (3) Agricultural Uses.
    - Crops: field, tree, bush, berry, row;
  - (4) Accessory Uses.
    - Storage of building materials, except during on-site construction.

- ii. Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:
  - (1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.
  - (2) The total floor area in all the buildings on any one lot shall not exceed one times the total area of such lot. Area covered by buildings shall not exceed 60 percent of the total lot area.
  - (3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Section 22.140.430 (Outdoor Storage).
  - (4) Signs shall comply with the requirements of Chapter 22.114 (Signs).
  - (5) Vehicle storage shall be provided as required by Chapter 22.112 (Parking).

**5. Area Specific Standards.**

**a. Area 1 (Modified Zone C-3).**

- i. Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the West Altadena Community Redevelopment Project area boundary, on the south by Woodbury Road, and on the west by the said Redevelopment Project area boundary.
- ii. Development Standards.
  - (1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.
  - (2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Executive Director of the Community Development Commission, or successor agency, and the Director for review and approval.
  - (3) Buildings located in Area 1 within 50 feet of the Redevelopment Project area boundaries shall be designed to

be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the Executive Director of the Community Development Commission, or successor agency, and the Director.

b. *Area 2 (Modified Zone C-M).*

i. Area Description. Area 2 is bounded generally on the north by the West Altadena Community Redevelopment Project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the said Redevelopment Project area boundary, and on the west by the said Redevelopment Project area boundary west of Windsor Avenue.

ii. Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the Executive Director of the Community Development Commission, or successor agency, and the Director for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the Executive Director of the Community Development Commission, or successor agency, and the Director.

## **22.306.090 Modification of Development Standards**

A. **Modification Procedure for Section 22.306.060.B.4.b (Significant Ridgeline Protection).** Any modification to the standards set forth in Section 22.306.060.B.4.b, shall require a Conditional Use Permit (Chapter 22.158). In approving such Conditional Use Permit application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):

1. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and
2. The overall development is designed to comply with the development standards provided in Section 22.306.060.B.3.b.ii (Grading).

**B. Modification Procedure for Section 22.306.070.A (Zone R-1).** The standards contained in Section 22.306.070.A (Zone R-1) may only be modified if a Conditional Use Permit has first been approved (Chapter 22.158) and while such permit is in full force and effect in conformity with the conditions of such permit.

**C. Modification of Development Standards for Section 22.306.070.B (Zone R-2) and Section 22.306.070.C (Zone R-3).**

1. **Applicability.** The Director may permit modifications to the development standards set forth in Sections 22.306.070.B.1 and B.2 and Sections 22.306.070.C.1 through C.5 provided that an applicant demonstrates to the satisfaction of the Director all of the following:
  - a. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;
  - b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
  - c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.
2. **Application.** The procedure for filing a request for modification shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District as set forth on the Filing Fee Schedule.
3. **Notice.** Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than 30 days prior to the date an action is taken, notice of the pending application shall be mailed to the Altadena Town Council and all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property, indicating that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in Subsection C.4, below, within 14 days from the date of the notice.

4. **Written Protests.** Written protests will be accepted only from those persons notified pursuant to Subsection C.3, above, and shall demonstrate how the application for a modification fails to meet the findings in Subsection C.1, above, and Section 22.228.040 (Findings and Decision). Those written protests submitted by different co-owners of the same lot shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest.
5. **Decision.**
  - a. The Director shall approve an application for a modification where not more than two written protests are received pursuant to Subsection C.4, above, where the application complies with Section 22.228.040 (Findings and Decision), and where the Director determines that the application has satisfactorily demonstrated the matters required by Subsection C.1, above. If the Director approves the application, the Director shall send notice by certified mail to the applicant, the Town Council, and all of the property owners identified in Subsection C.3, above.
  - b. If three or more written protests are received pursuant to Subsection C.4, above, or the Director determines that the application does not comply with Section 22.228.040 (Findings and Decision), or the application has not satisfactorily demonstrated the matters required by Subsection C.1, above, the application shall be denied. If the Director denies the application for any reason, including the reason that three or more written protests have been received, the Director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in Subsection C.3, above. The notice shall indicate that the applicant may file an appeal within 14 days of the date on the notice with a request for a public hearing before the Hearing Officer.
6. **Appeal.** If the applicant files an appeal, the appeal shall be scheduled for a public hearing before the Hearing Officer. The applicant shall pay the additional fee for a public hearing set forth on the Filing Fee Schedule for a Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures related to the appeal and the public hearing shall be the same as those for a Conditional Use Permit (Chapter 22.158), except as set forth in Subsection C.7, below.
7. **Hearing Officer Decision.** The Hearing Officer shall approve or deny the application pursuant to the principles and standards of Section 22.222.200 (Findings and Decision). The decision of the Hearing Officer

shall become effective on the date of the decision and shall not be subject to further administrative appeal.

**D. Minor Variations for Section 22.306.080.A (Lake Avenue Area).**

1. Under exceptional circumstances, the Director may permit minor variations from the standards specified in Section 22.306.080.A.3.c.ii through A.3.c.iv and Section 22.306.080.A.4.h.i through A.4.h.ix. Such variations are subject to the finding of the Director that:
  - a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;
  - b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area;
  - c. Permitting a variation will not be materially detrimental to property or improvements in the area;
  - d. That no more than two unrelated property owners have expressed any opposition to the minor variation; and
  - e. Permitting a variation will be consistent with the goals of the Community Plan.
2. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review, except that the filing fee shall be equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.
3. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than twenty days prior to the date an action is taken on a minor variation, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property noted on the application. Any interested person dissatisfied with the action of the Director may file an appeal from such action. Such appeal shall be filed with the Hearing Officer within 10 days following notification.

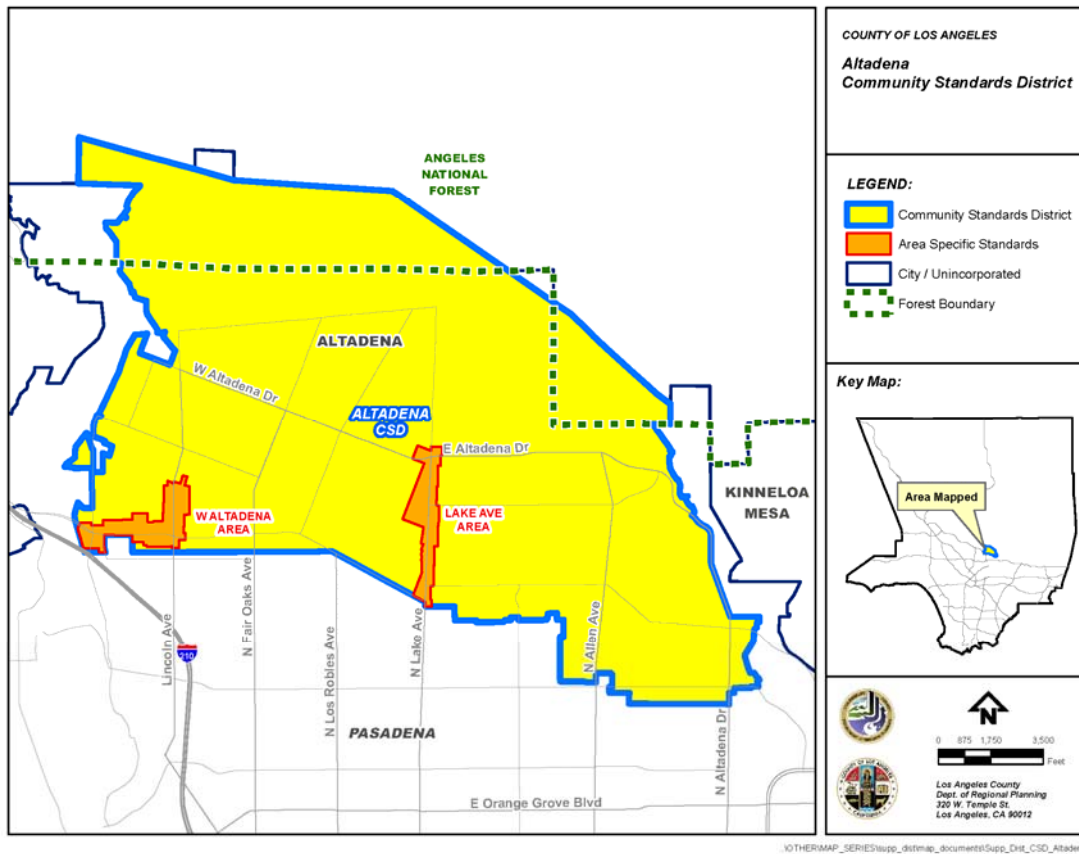
**E. Minor Variations for Section 22.306.080.B (West Altadena Area).** Under exceptional circumstances, the Department may permit minor variation from the standards specified in Section 22.306.080.B. In order to permit such variations, the applicant must demonstrate through a Discretionary Site Plan Review (Chapter 22.190) application that:

1. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan;

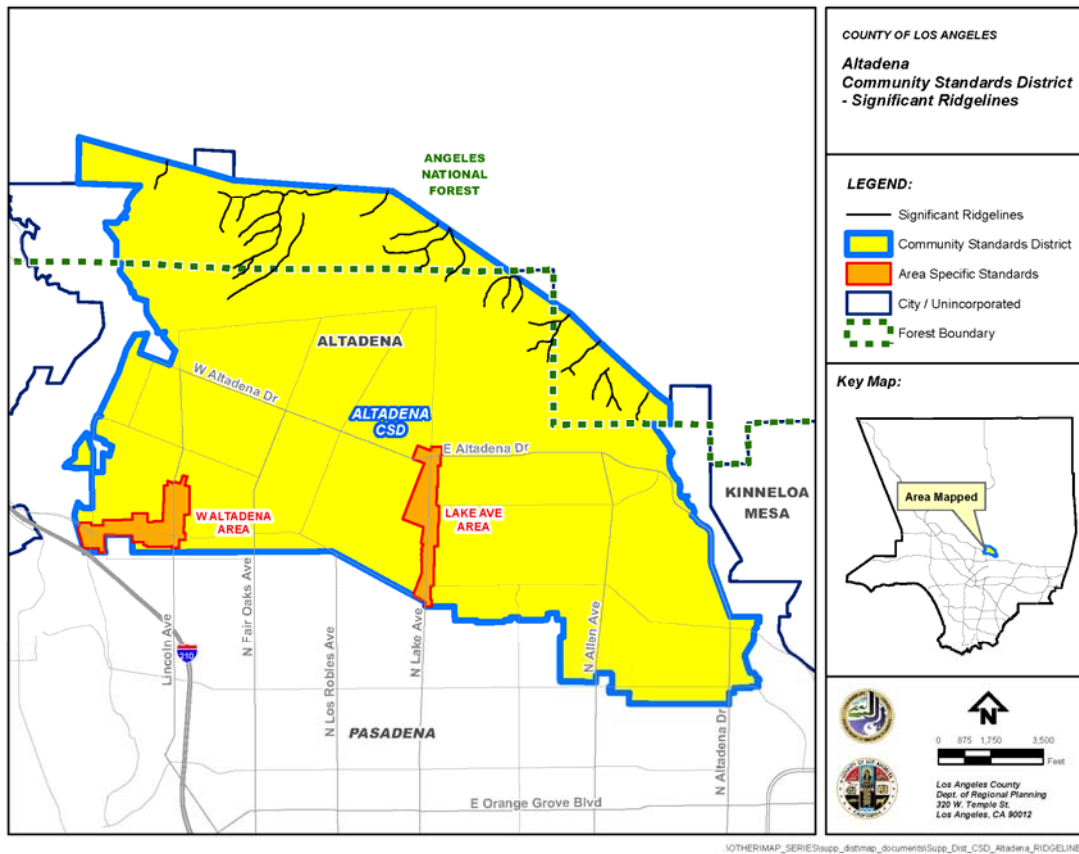
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area;
3. Permitting a variation will not be materially detrimental to property or improvements in the area; and
4. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.



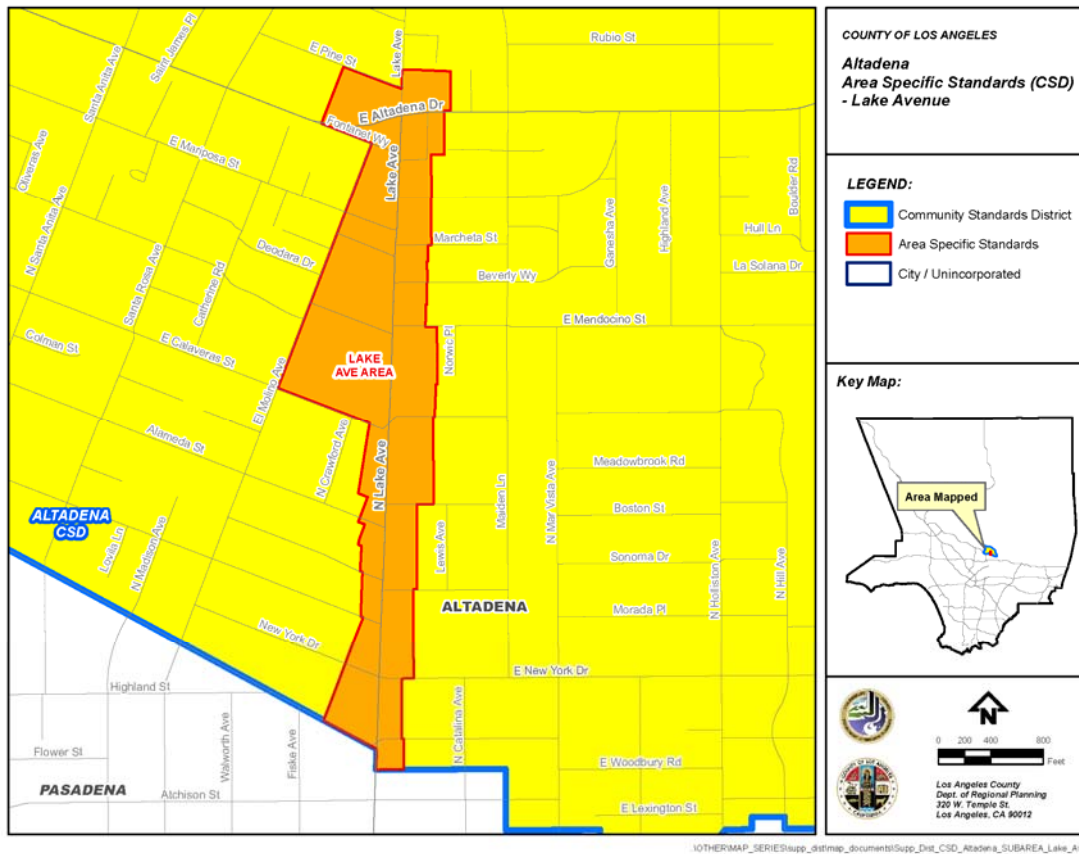
**FIGURE 22.306-A:ALTADENA CSD BOUNDARY**



**FIGURE 22.306-B:SIGNIFICANT RIDGELINES**

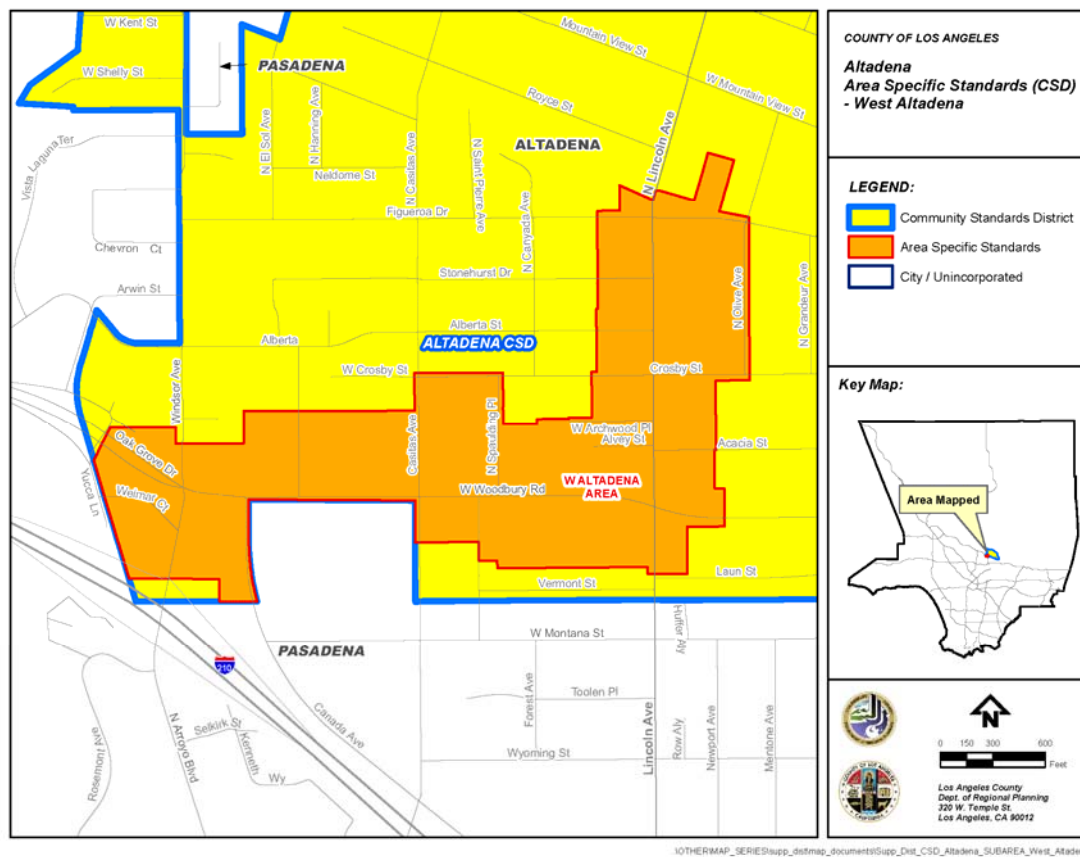


**FIGURE 22.306-C: LAKE AVENUE AREA**



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**FIGURE 22.306-D: WEST ALTADENA AREA**



## APPENDIX I

### Criteria for Significant Ridgelines

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- **Topographic complexity.** Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- **Near/far contrast.** Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- **Cultural landmarks.** Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- **Existing community boundaries and gateways.** Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

## **Chapter 22.308      Avocado      Heights      Community Standards District**

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### Sections:

22.308.010	Purpose
22.308.020	Definitions
22.308.030	District Map
22.308.040	Applicability
22.308.050	Application and Review Procedures
22.308.060	Community Wide Development Standards
22.308.070	Zone Specific Development Standards
22.308.080	Area Specific Development Standards
22.308.090	Modification of Development Standards

### **22.308.010      Purpose**

The Avocado Heights Community Standards District ("CSD") is established to preserve the open character of the Avocado Heights community and to improve its appearance with property maintenance standards. This CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial and assembly uses.

### **22.308.020      Definitions**

The following terms are defined solely for this CSD.

**Assembly building.** A non-residential building used for public assembly that accommodates an occupant load of 50 or more persons.

### **22.308.030      District Map**

The boundaries of this CSD are shown on Figure 22.308-A:Avocado Heights CSD Boundary, at the end of this Chapter.

### **22.308.040      Applicability**

(Reserved)

### **22.308.050      Application and Review Procedures**

- A. **Notification.** Notwithstanding Section 22.222.160 (Notification Radius) and except as otherwise provided in this Chapter, for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

### **22.308.060      Community Wide Development Standards**

- A. **Graffiti.** All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.
- B. **Maintenance.** Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

## 22.308.070 Zone Specific Development Standards

### A. Zones R-1, R-A, and A-1.

1. **Front Yard Landscaping.** For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.
2. **Front Yard Fences.** Notwithstanding Section 22.80.070.B.1 (Front Yards), a front yard fence may exceed three and one-half feet in height provided:
  - a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view; and
  - b. If the fence is chain link or wrought-iron, the fence may not exceed six feet in height.
3. **Lot Coverage.** The maximum lot coverage for structures of any type, including structures for housing animals, shall be  $(0.25 \times \text{net lot area}) + 1,000$  square feet.
4. **Yard Depth.**
  - a. For developed street blocks, the minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant lot shall not be included in this calculation. For undeveloped street blocks, the minimum front yard depth shall be 20 feet; and
  - b. The minimum rear yard depth shall be as depicted on Table 22.308.070-A, below:

TABLE 22.308.070-A: MINIMUM REAR YARD DEPTH				
Lot Size (Square Feet)	Less than 13,000	13,000-19,999	20,000-39,999	40,000+
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet

5. **Assembly Buildings.** All new assembly buildings shall be subject to the following:
  - a. The lot on which the assembly building is located shall be a minimum of one acre in size and shall have frontage on at least two intersecting public streets;
  - b. The assembly building shall be located at least 50 feet from the property line of any residential property;
  - c. Vehicle parking for an assembly building shall consist of one parking space for each three occupants, based on the occupant load for the assembly building. All parking spaces shall be provided within 500 feet of the assembly building;
  - d. The common property line between an assembly building and an adjoining residential use shall have a six-foot high concrete block wall unless the wall height standards in Section 22.110.070.B (Maximum Height of Fences and Walls) otherwise provide; and
  - e. In addition to the events listed in Section 22.192.030.B.2 (Uses), all festivals not included therein, and all fundraising events at an assembly building shall require an approved Special Event Permit, unless the event is otherwise allowed in the zone without a permit, or allowed under another approval.

**B. Zones C-H and C-1.**

1. **Parking Lot Landscaping.** Except for rooftop or interior parking, parking lots with 20 or more vehicle parking spaces shall have a minimum of five percent landscaping. The landscaping shall be maintained and irrigated by a permanent watering system and shall include one 15-gallon tree for every 100 square feet of landscaped area. The landscaping shall provide separation between the parking lot and adjoining uses to the maximum extent possible.
2. **Business Signs.** Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs).
  - a. Roof business signs shall be prohibited.
  - b. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.
  - c. **Wall Business Signs.** All businesses shall be permitted one wall business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional business sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one business sign for each street



frontage. Wall business signs shall have the following maximum attributes:

- i. A face area of two square feet for every linear foot of the applicable building frontage;
  - ii. Letter sizes of 24 inches in height; and
  - iii. A vertical dimension of 36 inches for the frame box.
- d. *Freestanding Business Signs.* Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:
- i. A solid base resting directly on the ground;
  - ii. A maximum face area of 60 square feet; and
  - iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.
- e. *Nonconforming Business Signs.* All existing lawful nonconforming business signs shall be brought into compliance with this Subsection B.2, or be removed from the site, within the period set forth in Table 22.308.070-B, below:

<b>TABLE 22.308.070-B:NONCONFORMING BUSINESS SIGNS</b>	
<b>Sign Type</b>	<b>Period for Compliance or Removal (From Effective Date of CSD)</b>
Painted Wall Business Signs	1 year
Non-Painted Wall Business Signs and Projecting Business Signs	3 years
Freestanding Business Signs	5 years
Roof Business Signs	5 years

### 3. *Awnings.*

- a. Awning signs shall have the same face area restriction as that for wall business signs in Subsection B.2.c.i, above.
  - b. Every awning for the same business shall be the same color and style; and
  - c. Every awning in a building with multiple storefronts shall be complimentary in color and style.
- C. **Zone C-2.** The standards prescribed for Zones C-H and C-1 shall apply to Zone C-2. In addition, all new buildings in Zone C-2 shall have a minimum setback of 20 feet from the front property line. This setback shall be completely landscaped, except where there is required parking and

driveways. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

- D. **Zone C-3.** The standards prescribed for Zones C-H, C-1, and C-2 shall apply to Zone C-3. In addition, a building or structure in Zone C-3 shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

E. **Zones M-1 and M-1.5.**

1. **Buffers.** Properties that adjoin a residential zone, school, or park shall have a minimum 10-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained in the manner provided in Subsection C, above.
2. **Minimum Lot Size.** Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 20,000 square feet.
3. **Setbacks.** All new buildings that adjoin or face a Residential Zone, school, or park shall have a minimum setback of 20 feet from the front or side property line. The front setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection C, above.
4. **Fences or Walls.** Properties that adjoin a Residential Zone, school, or park shall have a minimum eight-foot high solid wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls Required).
5. **Lot Coverage.** All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection C, above.
6. **Height.** Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, and 90 feet above grade otherwise.
7. **Loading Docks.** No loading dock shall be permitted along a property line that adjoins a Residential Zone.
8. **Outdoor Storage.** Notwithstanding Section 22.140.430 (Outdoor Storage), outside storage shall not be publicly visible to anyone in an adjoining Residential Zone.
9. **Outdoor Businesses.** All principal business uses conducted outside an enclosed structure within 500 feet of a Residential Zone, school, or park shall require an approved Conditional Use Permit (Chapter 22.158).

## **22.308.080 Area Specific Development Standards**

### **A. Area 1—Equestrian Area.**

1. **Purpose.** This area is established to preserve equestrian uses in the urban areas of the Avocado Heights community while alleviating certain environmental impacts associated with keeping horses and livestock. The development standards herein are intended to supplement the requirements of Chapter 22.70 (Equestrian Districts) and are adopted pursuant to Section 22.70.030 (Establishment, Expansion or Repeal of Equestrian Districts).
2. **Area Description.** This area is coextensive with the Avocado Heights Equestrian District established pursuant to Chapter 22.70 (Equestrian Districts). The boundaries of the area are shown on Figure 22.308-B:Equestrian Area at the end of this Chapter.
3. **Development Standards.**
  - a. *Distances.* Structures such as stables, barns, sheds, pens, and corrals, and any areas of property where horses or livestock are pastured, shall be located a minimum of 35 feet from any residence, and 10 feet from any street or highway.
  - b. *Setbacks.* Structures used to temporarily keep horses or livestock shall be located a minimum of five feet from any rear or side property line, unless the property owner obtains the notarized written consent from the current adjacent property owners from the respective side and near property lines allowing a lesser setback.
  - c. *Dust Control.* Measures to limit dust, such as installing a sprinkler system or regular ground watering, shall be implemented.
  - d. *Manure Disposal and Storage.* Unless manure is used for spreading, manure shall be disposed of weekly. Until its disposal, manure shall be stored a minimum of 50 feet from any water source or natural drainage channel. Manure storage areas shall be covered.

### **B. Area 2—Valley Boulevard Area.**

1. **Purpose.** This area is established to improve the compatibility between residential and industrial uses in the Valley Boulevard area.
2. **Area Description.** The boundaries of the area are shown on Figure 22.308-C:Valley Boulevard Area at the end of this Chapter.
3. **Area Specific Conditional Uses.** Commercial and industrial uses otherwise permitted shall require a Conditional Use Permit (Chapter 22.158) application for properties without street frontage on, or direct vehicular driveway access to, Valley Boulevard.
4. **Zone Specific Use Standards.**

- a. *Zone M-1.* In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), the following uses shall also require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:
- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than a one-hour fire-resistant wall.
  - Animal experimentation research institute.
  - Automobile body and fender repair shops.
  - Automobile painting and upholstering.
  - Batteries; the manufacture and rebuilding of batteries.
  - Breweries.
  - Cannery, except meat or fish.
  - Casein; the manufacture of casein products, except glue.
  - Cellophane; the manufacture of cellophane products.
  - Cesspool pumping, cleaning, and draining.
  - Cold storage plants.
  - Concrete batching, provided that the mixer is limited to one cubic yard.
  - Dextrine, manufacture of.
  - Distributing plants.
  - Electrical transformer substations.
  - Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
  - Fox farms.
  - Fuel yards.
  - Generators; the manufacture of electrical generators.
  - Incinerators, the manufacture of.
  - Ink, the manufacture of.
  - Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored above ground at any one time.
  - Paint mixing, except the mixing of lacquers and synthetic enamels.

- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Sand; the washing of sand to be used in sandblasting.
- Sodium glutamate, the manufacture of.
- Stove polish, the manufacture of.
- Tire retreading.

b. *Zone M-1.5.*

- i. All uses requiring a Conditional Use Permit (Chapter 22.158) application pursuant to Subsection B.4.a above in Zone M-1 shall require a Conditional Use Permit application in Zone M-1.5.
- ii. Any use otherwise permitted in Zone M-1.5 but not Zone M-1 shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5.
- iii. Materials Recovery Facilities. A "materials recovery facility" shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5. For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.

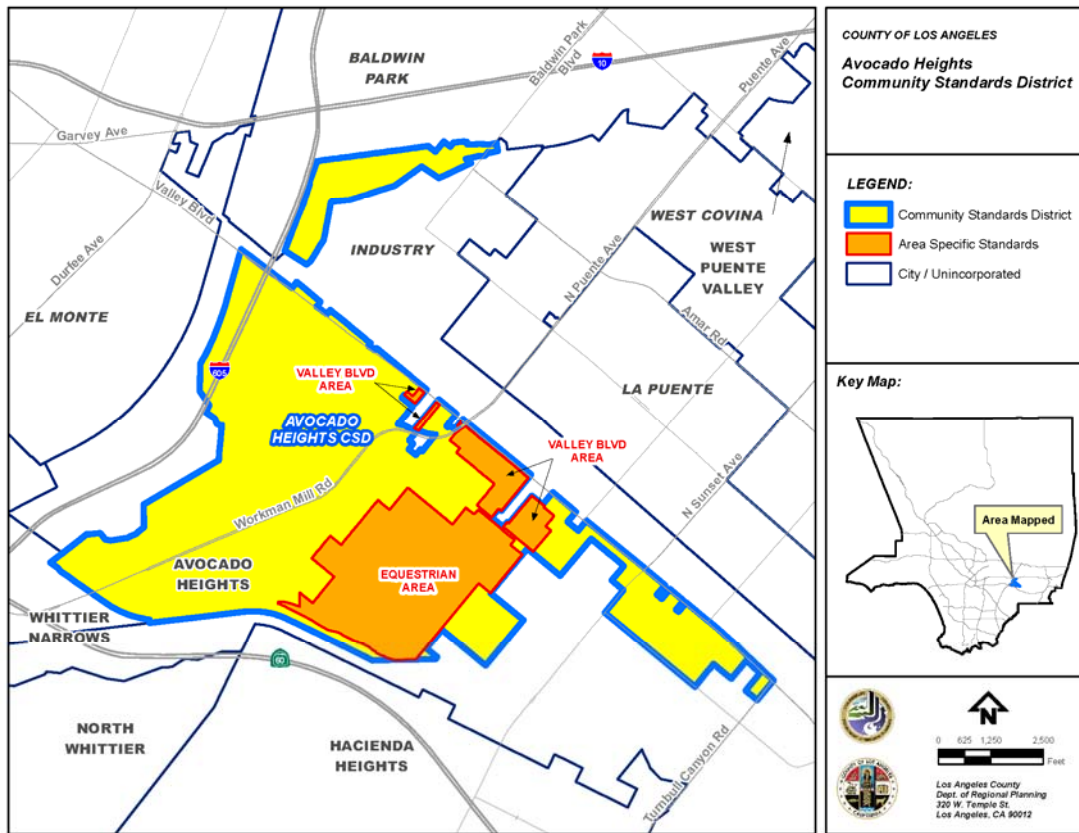
## **22.308.090 Modification of Development Standards**

### **A. Minor Variations.**

1. The Director may permit minor variations from the zone specific development standards specified in Sections 22.308.070.A.2 through A.4 (for Zones R-1, R-A, and A-1), Sections 22.308.070.B.2.c and B.2.d (for Zones C-H and C-1), Section 22.308.070.C (regarding setbacks in Zone C-2) and Sections 22.308.070.E.1, E.2, E.3, E.5, E.6 and E.9 (for Zones M-1 and M-1.5), above, where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:
  - a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD;
  - b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Avocado Heights area;
  - c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and

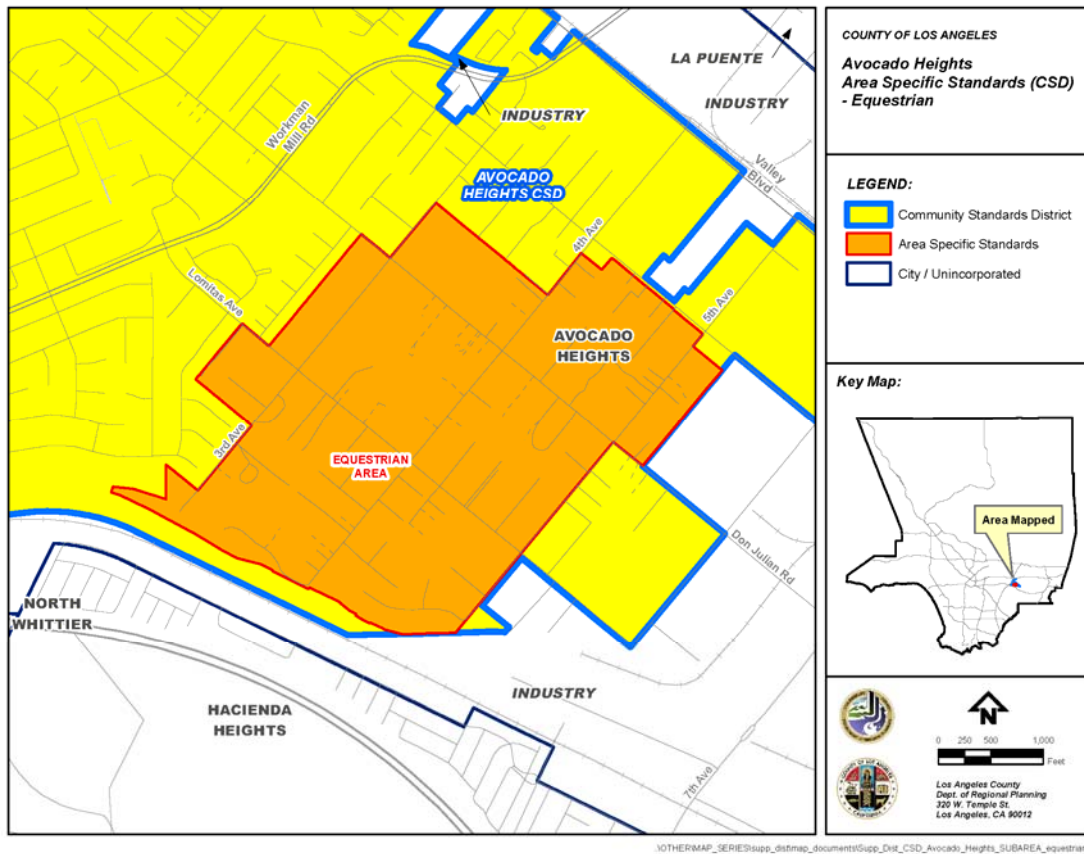
- d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to Subsection F.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this Subsection.
2. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review (Chapter 22.190), except that the filing fee shall be equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.
3. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), notice shall be mailed to all owners of property located within a 250-foot radius of the exterior boundaries of the subject property.

**FIGURE 22.308-A:AVOCADO HEIGHTS CSD BOUNDARY**



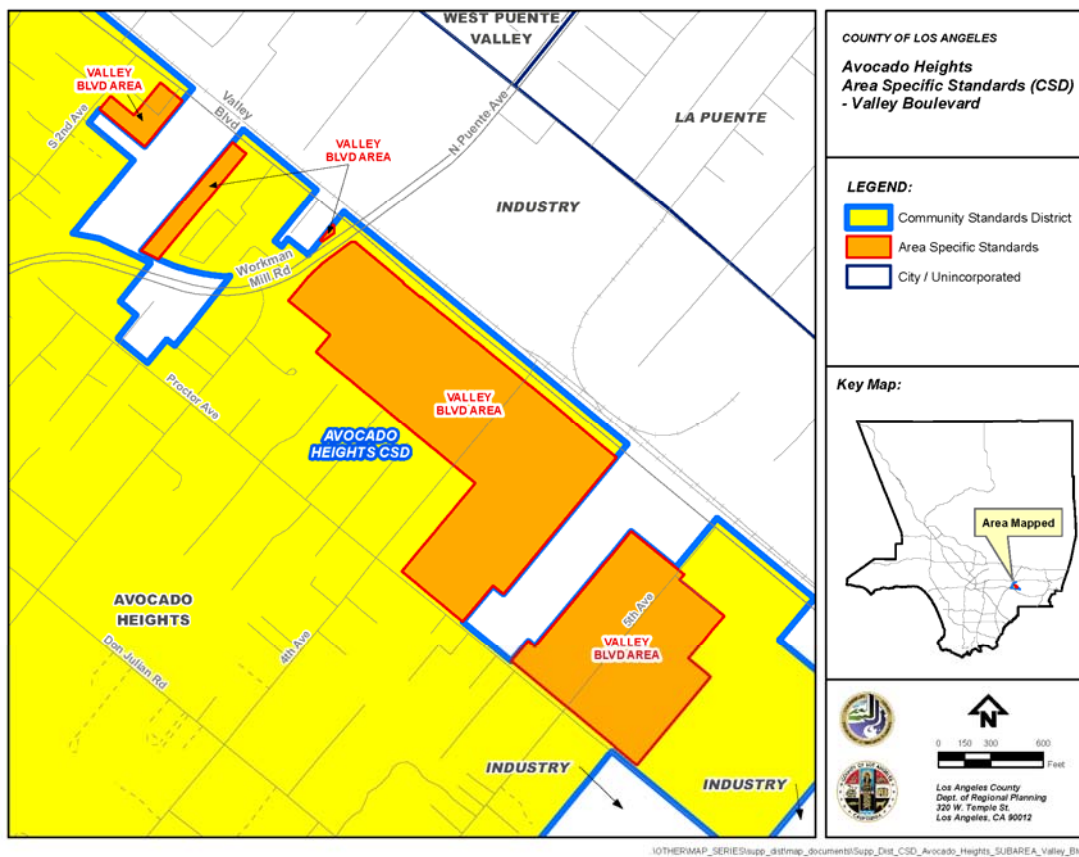
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**FIGURE 22.308-B: EQUESTRIAN AREA**





**FIGURE 22.308-C: VALLEY BOULEVARD AREA**



## **Chapter 22.310     Baldwin       Hills           Community                                  Standards District**

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Sections:

22.310.010	Purpose
22.310.020	Definitions
22.310.030	District Map
22.310.040	Area Specific Development Standards
22.310.050	Oil Field Development Standards
22.310.060	Monitoring and Compliance
22.310.070	Administrative Items
22.310.080	Permitting
22.310.090	Enforcement
22.310.100	Public Outreach
22.310.110	Modification of Development Standards
22.310.120	Implementation Provisions

### **22.310.010     Purpose**

The Baldwin Hills Community Standards District ("CSD") is established to provide a means of implementing regulations, safeguards, and controls for activities related to drilling for and production of oil and gas within the oil field located in the Baldwin Hills area of the County of Los Angeles. The purpose of these supplemental regulations is to ensure that oil field operations are conducted in harmony with adjacent land uses, to minimize the potential adverse impacts of such operations, to regulate such operations so they are compatible with surrounding land uses, and to enhance the appearance of the site with landscaping and other property maintenance requirements. These standards are implemented to protect the comfort, health, safety, and general welfare of people living, working, and recreating in the surrounding areas.

### **22.310.020     Definitions**

For the purpose of this Chapter, the following terms shall have the meanings set forth herein, unless the context indicates otherwise. Unless a word or phrase is specifically defined in this Section, the definitions set forth in Division 2 (Definitions) shall apply to this Chapter.

**Bioremediation Farm.** The area of land within the oil field that is used for soil remediation through petroleum hydrocarbon impacted soil removal efforts.

**Breakdown.** Any event that results in a violation of applicable SCAQMD rules as specified in SCAQMD Rule 430.

**CalARP Program.** The California Accidental Release Prevention Program.

**CAP.** The Community Advisory Panel as described in Section 22.310.100.A (Community Advisory Panel).

**Chief Executive Officer.** The Chief Executive Officer for the County of Los Angeles.

**Derrick.** Any portable framework, tower, mast, or structure which is required or used in connection with drilling, redrilling, reworking, operating, or maintaining a well for the production of oil, gas, or other hydrocarbons from the earth.

**Developed Area.**

1. Any lot containing any residential, commercial, industrial, or office structure, or used for residential, commercial, industrial, or office purposes (provided that no lot on the oil field shall be considered to be developed area solely because of the presence thereon of the Cone Trust House or of a structure used by any operator for administrative functions associated with the oil field); or
2. Any lot containing any public park, house of worship, cemetery, school, parking lot, or any recreation area which has been developed and opened for public use.

**Director.** The Director of the Department of Regional Planning of the County of Los Angeles or their designee.

**Director of Public Health.** The Director of the Department of Public Health of the County of Los Angeles or their designee.

**Director of Public Works.** The Director of the Department of Public Works of the County of Los Angeles or their designee.

**District.** This CSD, the boundaries of which are shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

**DOGGR.** The Division of Oil, Gas, and Geothermal Resources of the Department of Conservation of the State of California.

**Drilling.** Digging or boring into the earth for the purpose of exploring for, developing, extracting, or producing oil, gas, or other hydrocarbons, or for the purpose of injecting water, steam, or any other fluid or substance into the earth, but does not include remediation efforts to clean-up or remove contamination.

**Drilling Equipment.** The derrick, together with all parts of and appurtenances to such structure and, every piece of apparatus, machinery, or equipment used or erected or maintained for use in connection with drilling or redrilling.

**Drill Site.** That portion of any land on which drilling equipment is placed, stored, or utilized during the drilling, redrilling, or reworking of a well.

**Enhanced Oil Recovery.** Any production method which involves the injection of water, gas, steam, or any other substance into the earth for the purpose of extracting oil.

**Environmental Compliance Coordinator.** An independent third party approved by the Director and funded by the operator with expertise in oil operations who shall monitor oil operations at the oil field to ensure compliance with all provisions of this Chapter.

**Emergency Response Plan or ERP.** The emergency response plan, which is a plan to handle anticipated emergencies as required by Section 5192 of Title 8 of the California Code of Regulations and the United States Environmental Protection Agency requirements set forth at 40 Code of Federal Regulations 112, or with any emergency response regulations enacted or modified by the State of California or United States Environmental Protection Agency which are applicable to the oil field.

**EQAP.** The environmental quality assurance program as described in Section 22.310.060.A.

**Fire Chief.** The Fire Chief of the Fire Department of the County of Los Angeles or their designee.

**Fire Department.** The Fire Department for the County of Los Angeles.

**Fluids.** Any liquid.

**Gas.** Any substance, either combustible or noncombustible, which is produced in a natural state from the earth and which maintains a gaseous or rarefied state at standard temperature and pressure conditions. It shall also mean the gaseous components or vapors occurring in, or derived from, petroleum or natural gas.

**Gas Plant.** The centralized facility that is used for the separation of gas constituents and removal of impurities. This includes facilities for the removal of hydrogen sulfide, carbon dioxide, depropanizers, debutanizers, and other types of fractionation.

**Idle Well.** Any well that has not produced oil or gas or has not been used for injection for six consecutive months of continuous operation during the last five or more years. An idle well does not include an active observation well.

**Injection Well.** Any well used for the purpose of injecting water, waste water, brine, hydrocarbons, steam, or any other substance as a means of enhanced oil recovery.

**Landowner or Landowners.** A person, trust, firm, corporation, partnership, association, or other business entity that owns a legal or equitable title in and to any of the real property located within the oil field portion of the district.

**Lessor.** The owner of the land and mineral resources therein subject to a lease.

**MACC.** The Multiple Agency Coordination Committee described in Section 22.310.070.H.

**Maintenance.** The diagnosis, repair or replacement of machinery, equipment, apparatus, structures, facilities, and parts thereof, used in connection with oil operations as well as any other work necessary to reduce public health or safety hazards, other than drilling, redrilling, or reworking.

**NFPA.** The National Fire Protection Association.

**Odor Suppressant.** An organic emulsifier, or other compound, that is used to eliminate hydrocarbon odors by reducing the organic composition of hydrocarbon materials.

**Oil.** Crude oil.

**Oil Cleaning Plant.** All components of a future facility to be used for the storage and separation of oil, gas, and water.

**Oil Field or Oil Field Portion of the District.** The entire district except for the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue, all of which excluded areas are shaded on Figure 22-310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

**Oil Operations.** Any activity undertaken in connection with the extraction, production, storage, or shipping of oil, gas, or other hydrocarbon substances including, but not limited to, drilling, redrilling, reworking, maintenance, repair, installation, construction operations, processing, enhanced oil recovery, bioremediation, well abandonment, remediation, clean-up, demolition, restoration, and revegetation. The term shall not include purely administrative operations (e.g., work carried on in the administrative office buildings).

**Oil Field Web Site.** The web site described in Section 22.310.100.B.3.

**Operator.** A person, firm, corporation, partnership, association, or other business entity that owns or holds the right to use the surface of the land to extract oil and gas. In the event there are two or more persons or entities who qualify as operators at any given time, then the term shall apply to all of them with regard to their respective operations.

**Outer Boundary Line.** The exterior limits of the oil field portion of the District.

**Permanent Structure.** Any building, facility, or equipment that is intended to, or does, remain in place on the oil field for more than one year, and shall include all tanks and all components of any steam drive plant, oil cleaning plant, or water processing facility. Wells and pipelines shall not be considered permanent structures.

**Processing.** The use of operations for gauging, recycling, compressor repressuring, injection, dehydration, stimulation, separation (including, but not limited to, separation of liquids from gas), shipping and transportation, and the gathering of oil, gas, other hydrocarbon substances, water, or any combination thereof.

**Public Health Department.** The Department of Public Health for the County of Los Angeles.

**Pure Tones.** Any sound for which the one-third octave band sound-pressure level in the band with the tone exceeds the arithmetic average of the sound-pressure levels of the two contiguous one-third octave bands by five dB for center frequencies of 500 Hertz and above, or by eight dB for center frequencies between 160 and 400 Hertz, or by 15 dB for center frequencies less than or equal to 125 Hertz.

**Redrilling.** Any drilling operation conducted to recomplete an existing well in the same or different oil producing zone where the well is deeper than the initial well depth.

**Regional Water Quality Control Board or RWQCB.** The Los Angeles Regional Water Quality Control Board that regulates and monitors water quality within the Los Angeles Region.

**Reworking.** Recompletion of an existing well and includes operations such as liner replacements, perforating, or fracing. Reworking also includes redrilling a well that is not deepened or sidetracked beyond the existing well bore.

**SIMQAP.** The safety inspection, maintenance, and quality assurance program described in Section 22.310.060.C.

**SCAQMD.** The South Coast Air Quality Management District, which is the regional body that regulates and monitors air quality within the four counties of Los Angeles, Orange, San Bernardino, and Riverside.

**SPCC.** The spill prevention, control, and countermeasure plan that meets the regulatory requirements of 40 CFR Part 112, or of any subsequently enacted or modified United States Environmental Protection Agency provisions on spill prevention, control, and countermeasure plans.

**Steam Drive Plant.** All components of a potential future centralized facility that would allow for the production of steam to be injected into portions of the oil field, including a water treatment plant, water softening facility, and all related tanks and equipment.

**Subsidence.** The settling or sinking of the ground surface.

**SWPPP.** The stormwater pollution prevention plan that meets the requirements specified by the Regional Water Quality Control Board.

**Tank.** A container, covered or uncovered, used in conjunction with the drilling or production of oil, gas, or other hydrocarbons for holding or storing fluids.

**Uplift.** The rising or rebound of the ground surface.

**Well.** Any oil or gas well or any well drilled for the production of oil or gas, or any well reasonably presumed to contain oil or gas, and shall include injection wells used for the purpose of enhanced oil recovery or to dispose of fluids associated with the production of oil and gas, or an observation well.

**Well Abandonment.** The permanent plugging of a well, in accordance with state law as set forth in Division 3, Chapter 1 of the California Public Resources Code and pursuant to requirements of DOGGR, found in Title 14 of the California Code of Regulations, Sections 1723-1723.9, or in accordance with subsequently enacted applicable state laws or regulations regarding well abandonment.

**Well Servicing.** Any maintenance work performed within any existing well bore which does not involve drilling, redrilling, or reworking.

**Water Processing Facility.** All components of a future centralized facility that would be used to treat and store water that is used for injection.

### **22.310.030 District Map**

The boundaries of this CSD are as shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

### **22.310.040 Area Specific Development Standards**

- A. **Operational Limits.** No surface drilling or other surface oil operations shall be allowed within the portions of this CSD consisting of the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue. These areas are shaded on Figures 22.310-B and C at the end of this Chapter.

### **22.310.050 Oil Field Development Standards**

The following provisions shall apply throughout the oil field portion of this CSD:

- A. **Fire Protection and Emergency Response.** The operator shall comply with the following provisions:
  - 1. **Community Alert Notification System ("CAN").** The operator shall maintain and test on an annual basis a CAN for automatic notification of area residences and businesses in the event of an emergency arising at the oil field that could require residents or inhabitants to take shelter, evacuate, or take other protective actions.
  - 2. **Spill Containment Response Training.** The operator shall conduct annual spill containment response training and shall at all times have available, on-site, sufficient and properly maintained equipment and/or facilities so that a spill of the entire contents from the largest oil tank on the oil field can be responded to and contained in a timely manner to reduce the likelihood that the spill reaches a catch basin.
  - 3. **Emergency Response Plan ("ERP").** The operator shall at all times maintain and fully implement and comply with all provisions of an emergency response plan and shall further ensure that the then current ERP satisfies all rules and regulations of the United States Environmental

Protection Agency and California Code of Regulations relating to emergency action plans and spill prevention control and countermeasure plans, as well as the rules, regulations, and requirements of the California Office of Spill Prevention and Response. The ERP shall also satisfy the rules and regulations of the United States Department of Transportation relating to onshore pipeline spills.

**B. Air Quality and Public Health.** The operator shall at all times conduct oil operations to prevent the unauthorized release, escape, or emission of dangerous, hazardous, harmful and/or noxious gases, vapors, odors, or substances, and shall comply with the following provisions:

1. **Emission Offsets.** The operator shall obtain emission offsets or RECLAIM credits as defined and required by SCAQMD Regulations for all new or modified emission sources that require a new or modified SCAQMD permit.
2. **New Gas Plant.** No new gas plant or flare shall be installed at any steam drive plant that may be constructed on the oil field. The operator shall connect any such steam drive plant to the existing gas plant to eliminate the need for a new gas plant or flare at the steam drive plant.
3. **Odor Minimization.** At all times the operator shall comply with the provisions of an odor minimization plan that has been approved by the Director. The odor minimization plan shall include any measures requested by the Director. The plan shall provide detailed information about the facility and shall address all issues relating to odors from oil operations. Matters addressed within the plan shall include setbacks, signs with contact information, logs of odor complaints, method of controlling odors such as flaring and odor suppressants, and the protocol for handling odor complaints. The odor minimization plan shall be reviewed by the operator on an annual basis to determine if modifications to the plan are required. Any modifications to the odor minimization plan shall be submitted to the Director for review and approval.
4. **Air Monitoring Plan.** At all times the operator shall comply with the provisions of an air monitoring plan that has been approved by the Director. The air monitoring plan shall include any measure requested by the Director. During drilling, redrilling, and reworking operations, the operator shall monitor for hydrogen sulfide and total hydrocarbon vapors as specified in the approved plan. Total hydrocarbon vapors shall be monitored at the gas plant as specified in the approved plan. Such monitors shall provide automatic alarms that are triggered by the detection of hydrogen sulfide or total hydrocarbon vapors. For drilling, redrilling, or reworking monitors, the alarms shall be audible and/or visible to the person operating the drilling, redrilling, or reworking equipment. For the gas plant monitors, the alarms shall be audible or visible to the gas plant



operator. Actions to be taken shall be as follows when specified alarm levels are reached:

- a. At a hydrogen sulfide concentration of equal to or greater than five parts per million but less than 10 parts per million, the operator shall immediately investigate the source of the hydrogen sulfide emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. If the concentration is not reduced to less than five parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, or reworking operations in a safe and controlled manner, until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard.
- b. At a hydrogen sulfide concentration equal to or greater than 10 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking operations in a safe and controlled manner until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. When an alarm is received, the operator shall promptly notify the County Fire Department—Health Hazardous Materials Division, the Culver City Fire Department, the Office of Emergency Services, and the SCAQMD.
- c. At a total hydrocarbon concentration equal to or greater than 500 parts per million but less than 1,000 parts per million, the operator shall immediately investigate the source of the hydrocarbon emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. If the concentration is not reduced to less than 500 parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, reworking, or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard.
- d. At a total hydrocarbon concentration equal to or greater than 1,000 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas

plant. When an alarm is received, the operator shall promptly notify the County Fire Department—Health Hazardous Materials Division, the Culver City Fire Department, and the SCAQMD.

- e. All the monitoring equipment shall keep a record of the levels of total hydrocarbons and hydrogen sulfide detected at each of the monitors, which shall be retained for at least five years. The operator shall, on a quarterly basis, provide a summary of all monitoring events where the hydrogen sulfide concentration was at five parts per million or higher and the total hydrocarbon concentration was at 500 parts per million or higher to the Fire Chief. At the request of the Fire Chief, the operator shall make available the retained records from the monitoring equipment.
5. **Portable Flare for Drilling.** The operator shall have a gas buster and a portable flare, approved by the SCAQMD, at the oil field and available for immediate use to remove any gas encountered during drilling operations from drilling muds prior to the muds being sent to the shaker table, and to direct such gas to the portable flare for combustion. The portable flare shall record the volume of gas that is burned in the flare. The volume of gas burned in the flare shall be documented in the drilling log. The operator shall notify the Fire Chief and the SCAQMD within 48 hours in the event a measurable amount of gas is burned by the flare, and shall specify the volume of gas that was burned in the flare. No drilling or redrilling shall be conducted in areas that are known to penetrate the Nodular Shale zone unless a fully operational and properly maintained gas buster and portable flare are installed on the rig. All other drilling and redrilling operations shall be conducted so that any measurable gas that is encountered can, and will, be retained in the wellbore until the gas buster and portable flare are installed on the rig, after which the gas will be run through the system. The operator shall immediately notify the Fire Chief and the SCAQMD in the event any gas from drilling or redrilling operations is released into the atmosphere without being directed to and burned in the flare.
6. **Oil Tank Pressure Monitoring and Venting.** All oil tanks that contain or could contain oil shall have a fully operational pressure monitoring system that continuously measures and digitally records the pressure in the vapor space of each tank. The detection system shall notify the operator via an alarm when the pressure in the tank gets within 10 percent of the tank relief pressure. In the event of an alarm, the operator shall immediately take corrective action to reduce the tank pressure. The corrective action shall be documented in the operator's log. The operator shall notify the Fire Chief and the SCAQMD within 24 hours if the pressure in any tank covered by this Subsection ever exceeds such tank's relief pressure. Within seven calendar days after any tank vapor release, the operator

shall report the incident to the SCAQMD as a breakdown event pursuant to Rule 430, and shall provide the Fire Chief with a written report of the event and the corrective measures undertaken and to be undertaken to avoid future oil tank vapor releases. The operator shall make any changes to such report that may be required to obtain approval from the Fire Chief and the SCAQMD, and shall promptly institute all corrective measures called for by the report.

7. **Odor Suppressant for Bioremediation Farms.** When loading material or tilling material at the bioremediation farms, the operator shall use an odor suppressant such that no odor from the bioremediation farms can be detected at the outer boundary line.
8. **Odor Suppressant for Drilling and Redrilling Operations.** The operator shall use an odor suppressant spray system on the mud shaker tables for all drilling and redrilling operations to ensure that no odors from said operations can be detected at the outer boundary line.
9. **Closed Systems.** The operator shall ensure all produced water and oil associated with production, processing, and storage, except those used for sampling only, are contained within closed systems at all times.
10. **Meteorological Station.** The operator shall maintain and operate a meteorological station at the oil field in good operating condition and in compliance with all applicable Environmental Protection Agency ("EPA") and SCAQMD rules, regulations, and guidelines, and to the satisfaction of the Director. The operator shall conduct an audit of the meteorological station on an annual basis and submit the results of the audit to the SCAQMD and the Director. The operator shall maintain the data files for the meteorological station for a period of not less than 10 years. All such data shall be available upon request to the SCAQMD and the Director.
11. **Updated Health Risk Assessment.** After every five years of operation of the meteorological station, the operator shall provide the previous five years of metrological data to the SCAQMD and the Director. If the SCAQMD or the Director determines that the previous five years of metrological data from the oil field could result in significant changes to the health risk assessment that was conducted as part of the Baldwin Hills Community Standards District Environmental Impact Report, then the County may elect to re-run the health risk assessment using the previous five years of metrological data from the metrological station.
12. **Off-Road Diesel Construction Equipment Engines.** All off-road diesel construction equipment shall comply with the following provisions:
  - a. Utilize California Air Resources Board ("CARB") EPA Certification Tier III or better certified engines or other methods approved by the CARB

as meeting or exceeding the Tier III standard or Tier II certified engines as long as no drilling or redrilling occurs during construction.

- b. Utilize a CARB Verified Level 3 diesel catalyst. The catalyst shall be capable of achieving an 85 percent reduction for diesel particulate matter. Copies of the CARB verification shall be provided to the Director. Said catalysts shall be properly maintained and operational at all times when the off-road diesel construction equipment is in use.

13. **Drill Rig Engines.** All drilling, redrilling, and reworking rig diesel engines shall comply with the following provisions:

- a. Utilize CARB/EPA Certification Tier II or better certified engines, or other methods approved by CARB as meeting or exceeding the Tier II standard.
- b. Utilize second generation heavy duty diesel catalysts capable of achieving 90 percent reductions for hydrocarbons and for particulate matter smaller than 10 microns. Said catalysts shall be properly maintained and operational at all times when the diesel engines are running.

14. **Drilling and Redrilling Setbacks.** The following setbacks shall apply within the oil field for drilling or redrilling:

- a. At least 400 feet from developed areas.
- b. At least 20 feet from any public roadway.

15. **Construction Schedule.** To reduce construction air emissions, no overlap shall be permitted in major facility construction and installation activities such as the steam drive plant, the water processing facility, or the oil cleaning plant.

16. **Fugitive Dust Control Plan.** The operator shall comply with the provisions of a fugitive dust control plan that has been approved by the Director. The plan shall be based upon the requirements of SCAQMD Rule 403 and the SCAQMD CEQA Guideline Fugitive Dust Control Measures. The fugitive dust control plan shall be reviewed by the operator every five years to determine if modifications to the plan are required. Any modifications to the fugitive dust control plan shall be submitted to the Director for review and approval. The fugitive dust control plan shall include any measure requested by the Director.

C. **Safety and Risk of Upset.** The operator shall at all times conduct oil operations in a manner that minimizes risk of accidents and the release of hazardous materials, and shall comply with the following provisions:

- 1. **Natural Gas Liquid Blending.** Natural gas liquids at the gas plant shall be blended with the oil to the maximum allowable pipeline system vapor

pressure. Natural gas liquids storage shall be limited to the volume allowed in the risk management plan approved by the Fire Department.

2. **Propane and Natural Gas Liquids Bullet Fire-Proofing.** The operator shall install and maintain fire-proofing insulation on all propane and natural gas liquids bullets within the oil field. The fire-proofing insulation shall have a minimum two-hour fire rating and otherwise be acceptable to the Fire Chief. All propane and natural gas liquid bullets shall be equipped with an automatic deluge system.
  3. **Steam Drive Plant Setback.** The steam drive plant, if constructed, shall be located at least 1,000 feet from a developed area and shall use urea or equivalent, low toxicity material for any nitrogen oxide emission reduction that is required by the SCAQMD.
  4. **Secondary Containment for Oil.** The operator shall comply with the following provisions:
    - a. The operator shall ensure that all existing oil tank areas in the oil field, unless determined by the Director to be infeasible, and all the new oil tank areas shall have secondary containment (berms and/or walls) that can contain at least 110 percent of the largest oil tank volume to reduce the likelihood of oil spills entering the retention basins. In the event the Director determines that it would be infeasible to provide 110 percent containment for a particular existing oil tank, the operator shall provide such containment as the Director determines is feasible.
    - b. All retention basins in the oil field shall be adequately sized, and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.
    - c. All above ground piping in the oil field that contains or could contain oil shall be protected by basins or secondary containment measures (berms and/or walls).
- D. **Geotechnical.** The operator shall comply with the following provisions:
1. **Grading.** The operator shall comply with all of the following provisions:
    - a. All proposed grading shall be subject to prior review and approval by the Director of Public Works.
    - b. Grading involving up to 5,000 cubic yards and grading associated with the bioremediation farms may be undertaken pursuant to a County master grading plan stamped by a registered professional engineer and a California-certified engineering geologist and approved by the Director of Public Works.
    - c. No slope of cut or fill shall have a gradient steeper than two to one (2:1) unless specifically approved by a site specific geotechnical report.

- d. Cuts and fills shall be minimized to avoid erosion and visual impacts.
2. **Geotechnical Investigations.** The operator shall comply with the following provisions:
- a. A site-specific geotechnical investigation shall be completed for grading in excess of 5,000 cubic yards, unless associated with the on-site Bioremediation Farms and approved pursuant to a master grading plan approved by the Director of Public Works, and for any grading that supports or impacts a critical facility as determined by the Director. The investigation shall be completed by a California-certified engineering geologist and submitted to the Director and the Director of Public Works for review and approval, in conjunction with an application for a revised grading permit.
  - b. A site-specific geotechnical investigation shall be completed for all proposed permanent structures. The investigation shall include analysis and recommendations associated with potential seismically induced ground failure, such as differential settlement and lateral spreading. The geotechnical investigation shall be completed by a California-certified engineering geologist and submitted to the Director of Public Works for review and approval.
3. **Erosion Control.** The operator shall comply with the following provisions:
- a. The operator shall comply with all provisions of an erosion control plan that has been approved by the Director. The erosion control plan shall be reviewed by the operator every two years to determine if modifications to the plan are required. Any modifications to the erosion control plan shall be submitted to the Director for review and approval. The erosion control plan shall include any measures requested by the Director.
  - b. Erosion shall be controlled on all slopes and banks so that no mud or other substances are washed onto public streets or surrounding property. Such control measures may consist of planting and irrigation, dams, cribbing, riprap, sand bagging, netting, berms, or other devices.
4. **Restoration of Slopes.** Slopes shall be restored to their original grade once the use that required the grading of the slope has been discontinued. However, if restoration of a slope would negatively affect existing drainage patterns or slope stability, then the slope shall be restored to a grade that avoids these negative effects.
5. **Ground Movement Surveys.** The operator shall conduct ground movement surveys once every 12 months, or more frequently if determined necessary by the Director of Public Works, following all provisions of a ground movement monitoring plan that is acceptable to DOGGR and the Director of Public Works, that calls for both vertical and

horizontal ground movement surveys, at specified survey locations within, and in the vicinity of, the oil field, utilizing high precision Global Positioning System technology, in combination with a network of ground stations (or any alternative technology specified in the ground movement monitoring plan approved by the Director of Public Works), and following other survey methods outlined in the plan. The surveys shall be conducted by a California-licensed surveyor. The survey results shall be analyzed in relation to oil field activities, such as production, steam injection, and waterflooding, taking into consideration individual oil producing zones, injection schedules, rates, volume, and pressure. The analysis shall be completed in collaboration by a California-registered professional petroleum engineer, registered geotechnical engineer, and certified engineering geologist. The results of the annual monitoring survey and analysis shall be forwarded to DOGGR and the Director of Public Works. If requested by DOGGR or the Director of Public Works, the operator shall make modifications to the ground movement monitoring plan. In the event that survey indicates that on-going ground movement, equal to or greater than 0.6 inches at any given location, or a lesser value determined by the Director of Public Works is occurring in an upward or downward direction in the vicinity of or in the oil field, the operator shall review and analyze all claims or complaints of subsidence damage that have been submitted to the operator or the County by the public or a public entity in the 12 months since the last ground movement survey. Based thereon, the operator shall prepare a report that assesses whether any of the alleged subsidence damage was caused by oil operations and submit said report to DOGGR and the Department of Public Works. The Department of Public Works shall review the report to determine if it concurs with its conclusions. If the report concludes that damage has not been caused by oil operations, and the Department of Public Works does not concur in that conclusion, it shall forward its conclusions to DOGGR for its review and possible action. If the report concludes that damage was caused by oil operations and the Department of Public Works concurs with any such conclusion, the Department of Public Works shall forward the Department of Public Works' conclusions to DOGGR and ask DOGGR to evaluate the operator's fluid injection and withdrawal rates to determine whether adjustments to these rates may alleviate the ground movement, and if so, where in the oil field such adjustments should be made. The operator shall implement whatever adjustments in the rates of fluid injection and/or withdrawal that DOGGR determines are necessary and appropriate to alleviate any ground movement damage. The County shall promptly notify the CAP of any such action that is taken pursuant to this Subsection. Injection pressures associated with secondary recovery operations (i.e., water flooding) or disposal of produced fluids shall not exceed reservoir

fracture pressures as specified in Title 14 of the California Code of Regulations, Section 1724.10, and as approved by the DOGGR.

6. **Construction of Permanent Structures.** No permanent structures shall be constructed in an Alquist-Priolo Fault Zone without preparation of a fault study by a California-certified engineering geologist. Following the fault study, no permanent structures shall be placed within 50 feet of a known active fault. The fault investigation report shall be submitted to the Director of Public Works for review and approval.
  7. **Oil Field Accelerometer.** The operator shall operate and maintain an accelerometer at the oil field to determine site-specific ground accelerations as a result of any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel). Readings from the accelerometer shall be recorded at the oil field and transmitted in real-time to the Caltech Seismological Laboratory. The operator shall cease operations and inspect all oil field pipelines, storage tanks, and other infrastructure following any seismic event that exceeds a ground acceleration at the oil field of 13 percent of gravity (0.13 g) and promptly notify the Director. The operator shall not reinstitute operations at the oil field and associated pipelines until it can reasonably be determined that all oil field infrastructure is structurally sound.
  8. **Pipeline Management Plan.** The operator shall maintain and implement a pipeline management plan that meets the requirements of DOGGR regulations.
  9. **Paleontological Monitor.** The operator shall have a qualified paleontologist, approved by the Director, monitor all rough grading and other significant ground disturbing activities in paleontological sensitive sediments. The sensitive sediments that have been identified within the oil field include the Lower to Middle Pleistocene San Pedro Formation and the Middle to Upper Pleistocene Lakewood Formation. A paleontologist will not be required on site if excavation is only occurring in artificial fill or Holocene alluvium.
- E. **Noise Attenuation.** All oil operations on the oil field shall be conducted in a manner that minimizes noise and shall comply with the following provisions:
1. **Noise Limits.** The operator shall comply with the following provisions:
    - a. All oil operations on the oil field shall comply with the noise provisions of Chapter 12.08 of Title 12 (Environmental Protection) of the County Code, with the exception of drilling, redrilling, and reworking, which are exempt from the provisions of said Chapter.
    - b. Hourly, A-weighted equivalent noise levels associated with drilling, redrilling, and reworking shall not elevate existing baseline levels by



more than five dBA at any developed area. For daytime activities (7:00 a.m. to 7:00 p.m.) existing baseline noise levels shall be defined as the maximum daytime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. For nighttime activities (7:00 p.m. to 7:00 a.m.), existing baseline noise levels shall be defined as the minimum nighttime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. Updated baseline noise levels may be set and additional monitoring sites may be established, from time to time by the Director. In no case shall baseline noise levels include any drilling, redrilling, or reworking operations.

- c. Noise produced by oil operations shall include no pure tones when measured at a developed area.
2. **Backup Alarms.** Backup alarms on all vehicles operating within the oil field shall be disabled between the hours of 8:00 p.m. and 8:00 a.m. During periods when the backup alarms are disabled, the operator shall employ alternate, low-noise methods for ensuring worker safety during vehicle backup, such as the use of spotters.
3. **Quiet Mode Drilling Plan.** All drilling and redrilling on the oil field between the hours of 6:00 p.m. and 8:00 a.m. shall be conducted in conformity with a quiet mode drilling plan that has been approved by the Director and the Director of Public Health. The quiet mode drilling plan shall be reviewed by the operator every year to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Health. Any modifications to the quiet mode drilling plan shall be submitted to the Director and the Director of Public Health for review and approval. The quiet mode drilling plan shall include any measures requested by the Director or the Director of Public Health.
4. **Equipment Servicing.** All noise producing oil field equipment shall be regularly serviced and repaired to minimize increases in pure tones and other noise output over time. The operator shall maintain an equipment service log for all noise-producing equipment.
5. **Deliveries to the Oil Field.** Deliveries to the oil field shall not be permitted after 8:00 p.m. and before 7:00 a.m. except in cases of emergency. Deliveries on Sundays or legal holidays shall not be permitted after 8:00 p.m. or before 9:00 a.m., except in cases of emergency.
6. **Deliveries within the Oil Field.** Deliveries to areas of the oil field located within 500 feet of any residential property shall not be permitted after 5:00 p.m. or before 7:00 a.m. except in cases of emergency. Deliveries to such

areas on Sundays or legal holidays shall not be permitted after 5:00 p.m. and before 9:00 a.m., except in cases of emergency.

7. **Time Limits for Construction.** Construction of permanent structures shall not be permitted after 7:00 p.m. and before 7:00 a.m., or during Saturdays, Sundays, or legal holidays.
  8. **Construction Equipment.** All construction equipment shall be selected for low-noise output. All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
  9. **Construction Equipment Idling.** Unnecessary idling of construction equipment internal combustion engines is prohibited.
  10. **Worker Notification.** The operator shall instruct employees and subcontractors about the noise provisions of this Subsection E prior to commencement of each and every drilling, redrilling, reworking, and construction operation, and shall annually certify to the Director that such employees and subcontractors have been properly trained to comply with such noise provisions. The operator shall prominently post quiet mode policies at every drilling and redrilling site.
- F. **Vibration Reduction.** All oil operations on the oil field shall be conducted in a manner that minimizes vibration. Additionally, vibration levels from oil operations at the oil field shall not exceed a velocity of 0.25 mm/s over the frequency range 1 to 100 Hz at any developed area.
- G. **Biological Resources.** All oil operations on the oil field shall be conducted in a manner that minimizes impacts to biological resources and shall comply with the following provisions:
1. **Oil Spill Response.** The operator shall comply with all provisions of an Emergency Response Plan ("ERP") that has been approved by the Director, to protect biological species and to revegetate any areas disturbed during an oil spill or clean-up activities. The operator shall make changes to the ERP if requested by the Director. Any modifications to the ERP shall be submitted to the Director for review and approval. The ERP shall include any measures to protect biological species that may be requested by the Director.
  2. **Special Status Species and Habitat Protection.** The operator shall comply with all provisions of a special status species and habitat protection plan that has been approved by the Director. The operator shall make changes to the plan if requested by the Director. Any modifications to the plan shall be submitted to the Director for review and approval. The special status species and habitat protection plan shall include any measures requested by the Director.

3. **Habitat Restoration and Revegetation Plan.** Prior to any disturbance of sensitive natural habitat areas, as identified in the special status species and habitat protection plan, the operator shall hire a biologist, approved by the County, to conduct a survey of the area to determine if significant impact to sensitive natural habitat, including coastal sagebrush, coyote bush scrub, riparian scrub, and oak woodland will occur. If the biologist determines that significant impact to sensitive natural habitat will occur, then the operator shall have a County-approved restoration specialist, with expertise in southern California ecosystems and revegetation techniques, prepare a habitat restoration and revegetation plan. The plan shall be submitted to the Director for review and approval. The Director shall make best efforts to complete the review of the plan as expeditiously as possible and shall then either approve the plan or provide the operator with a list of specific items that must be included in the plan prior to approval. No removal of sensitive natural habitat shall occur until the plan has been approved by the Director. The habitat restoration and revegetation plan shall include any measures requested by the Director.
4. **Pre-Construction Surveys.** The following surveys shall be conducted prior to any significant vegetation removal in sensitive natural habitat as identified in the special status species and habitat protection plan.
  - a. The operator shall hire a County-approved ecologist/botanist to conduct sensitive plant surveys.
  - b. The operator shall hire a County-approved biologist to conduct sensitive wildlife surveys in habitat areas that could support sensitive wildlife species.
  - c. The operator shall hire a County-approved biologist to conduct breeding and nesting bird surveys if the construction activities would occur during the breeding season (February 1 to August 31 for raptors, and March 15 to September 15 for sensitive/common birds).
  - d. The operator shall hire a County-approved wetland delineator to delineate any wetlands that would be affected by construction.
5. **Listed Plant or Wildlife Species.** If federal- or State-listed plant or wildlife species are found, then the operator shall comply with all applicable United States Fish and Wildlife and California Department of Fish and Game rules and regulations.
6. **Construction Monitoring.** If the pre-construction surveys find sensitive plant, wildlife species, or nesting birds, a biological monitor hired by the operator, and approved by the County, shall be on site during construction to monitor the construction activities. The biological monitor shall be responsible for the following:
  - a. Establishing a 300-foot buffer around any active breeding bird nests.

- b. Assuring that vegetation removal does not harm sensitive wildlife species.
  - c. Monitoring the construction area for sensitive wildlife species and relocating them to suitable habitat outside of the construction area.
  - d. Ensuring that exclusionary fencing is installed around the construction area to prevent sensitive wildlife species from entering the construction area.
7. **Tree and Riparian Scrub Removal.** Removal of native or non-native trees and riparian scrub vegetation shall be scheduled, as possible, for removal outside the nesting season to avoid impacts to nesting birds. If avoidance of removal of trees or riparian scrub during the recommended periods is not possible, a County-approved biologist shall perform a survey to ensure that no nesting birds are present prior to removal. If for any reason a nest must be removed during the nesting season, the operator shall provide written documentation to the Director demonstrating concurrence from the United States Fish and Wildlife Service and California Department of Fish and Wildlife authorizing the nest relocation and a written report documenting the relocation efforts.
8. **Habitat Restoration.** Within 60 days of completion of construction activities that have significantly impacted sensitive natural habitat, the operator shall begin habitat restoration consistent with the approved native habitat restoration and revegetation plan discussed in Subsection G.3, above. Restoration priority shall be given to areas of degraded habitat connecting areas of higher quality habitat and where restoration would produce larger corridors to support the migration and movement of wildlife. The operator shall replace any significant loss of sensitive natural habitat at the following ratios:
- a. 1:1 for each acre of coastal sagebrush or coyote bush scrub.
  - b. 2:1 for each acre of riparian scrub or oak woodland.
- H. **Cultural/Historic Resources.** The operator shall comply with all of the following provisions:
- 1. **Cone Trust House.** Oil operations shall not result in impacts to the Cone Trust House.
  - 2. **Archeological Training.** The operator shall provide archeological training for all construction personnel who will be involved with ground disturbance activities at the oil field. All such construction personnel shall be required to participate in the training and will receive training material prepared by a qualified archaeologist prior to working on ground disturbance activities.
  - 3. **Construction Treatment Plan.** The operator shall comply with all provisions of a construction treatment plan, approved by the Director, to

ensure that any new archeological discoveries are adequately recorded, evaluated, and, if significant, mitigated. In the event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or other construction activities, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist, approved by the Director. The construction treatment plan shall include any measures requested by the Director.

- I. **Lighting.** Outdoor lighting shall be restricted to only those lights which are required by code for the lighting of building exteriors, drilling, and redrilling rigs and for safety and security needs. In addition, the operator shall comply with the following provisions:
  1. **Screening.** All new point lighting sources within the oil field shall be screened and directed to confine direct rays to the oil field and to prevent off-site spillover lighting effects to the extent feasible.
  2. **Lighting Plan.** A detailed lighting plan shall be prepared for each new permanent structure and submitted to the Director for review and approval. No work may be commenced on such permanent structure until the lighting plan therefore has been approved by the Director. The lighting plan shall include any measures requested by the Director.
- J. **Landscaping, Visual Screening, Irrigation and Maintenance.** The operator shall comply with the conceptual landscaping plan for the oil field prepared by Mia Lehrer & Associates, dated October 2008, on file with the Department, which is intended to beautify and screen the oil field from adjoining residential, recreational, and institutional areas or adjacent public streets or highways. Landscaping required by this plan shall be completed in phases over a two-to five-year period as approved by the Director. All landscaping on the oil field shall be routinely inspected (on at least a monthly basis) and maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, fertilizing, and replacement of plants as needed. Litter shall also be removed on a regular basis.
- K. **Oil Field Waste Removal.** The operator shall comply with the following provisions:
  1. **Waste Collection.** All drilling, redrilling, and reworking waste shall be collected in portable steel bins compliant with United States Department of Transportation standards. Any drilling, redrilling, and reworking wastes that are not intended to be injected into a Class II Well, as permitted by DOGGR, shall be removed from the oil field no later than 30 days following completion of the drilling, redrilling, and reworking. This provision does not apply to active sumps and mud pits.
  2. **Waste Discharge.** No oil field waste shall be discharged into any sewer, storm drain, irrigation systems, stream or creek, street, highway, or

drainage canal. Nor shall any such wastes be discharged on the ground provided that the foregoing shall not prohibit the proper use of active drilling sumps and mud pits.

3. **Recycling Plan.** The operator shall comply with all provisions of a recycling plan that has been approved by the Director. The recycling plan shall include any elements requested by the Director.
- L. **Construction of Private Roads.** Roads and other excavations shall be designed, constructed, and maintained to provide stability of fill, minimize disfigurement of the landscape, prevent deterioration of vegetation, maintain natural drainage, and minimize erosion. Prior to construction of any new road, the operator shall prepare and submit to the Director of Public Works for review and approval a private road construction plan. The operator shall thereafter comply with all provisions of the approved private road construction plan. All new private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of said access road from the public street or highway.
- M. **Signs.** All signage shall comply with Chapter 22.114 (Signs). In addition, the operator shall comply with the following provisions:
  1. **Perimeter Identification Signs.** Identification signs, at intervals acceptable to the Director, shall be posted and maintained in good condition along the outer boundary line fence and along the fences adjoining the public roads that pass through the oil field. Each sign shall prominently display current and reliable emergency contact information that will enable a person to promptly reach, at all times, a representative of the operator who will have the expertise to assess any potential problem and recommend a corrective course of action. Each sign shall also have the telephone number of the Department of Regional Planning Zoning Enforcement Section and the number of SCAQMD that can be called if odors are detected.
  2. **Main Entrance Sign.** A sign shall be posted and maintained in good condition at the main entrance of the oil field prominently displaying a telephone number by which persons may contact a representative of the operator at all times to register complaints regarding oil field operations.
  3. **Other Required Signs.** All identification signs, warning signs, no trespassing signs, and other signs required by County, State and federal regulations shall be properly posted and maintained in all required locations and in good condition.
  4. **Well Identification Signs.** Well identification signs including the well name and well number shall be posted and maintained in good condition at each well location.

5. **No Littering Signs.** "No littering" signs shall be prominently posted and maintained in good condition on all oil field entrance gates.
- N. **Painting.** All oil operation-related structures visible from public roadways and surrounding properties within the oil field shall be painted or otherwise surfaced or textured with a color that is compatible with the surrounding areas and has been approved by the Director. The painting or other surfacing of all structures covered by this Subsection shall thereafter be maintained in good condition.
- O. **Sumps.** The operator shall comply with all of the following provisions:
1. **Sump Clean Out.** All sumps that are used, installed, or maintained for use in connection with any well, and which have not been used for 90 days for the operation of or the drilling, redrilling, or reworking of such well or any other well in the vicinity, shall be cleaned out, and all oil, rotary mud, and rubbish removed.
  2. **Sump Fencing.** Around each sump of any depth, there shall be erected and continuously maintained a fence that encloses the sump and complies with the requirements of Sections 11.48.010—11.48.050, Title 11 (Health and Safety) of the County Code. This provision shall not apply to sumps that are constantly and immediately attended while drilling, redrilling, and reworking operations are proceeding as specified in Section 11.48.020 in Title 11 (Health and Safety) of the County Code.
- P. **Well Cellars.** All well cellars shall be constructed in accordance with the most current American Petroleum Institute standards. In addition, the operator shall comply with the following provisions:
1. **Cellar Fluids.** Well cellars shall be kept free of all oil, water, or debris at all times. During drilling, redrilling, and reworking, the cellar shall be kept free of excess fluids by a pump which discharges into a waste tank, mud pit, vacuum truck, or other approved disposal system.
  2. **Access to Multi-Well Cellars.** All multi-well cellars exceeding three feet in depth and 25 feet in length shall have two means of entrance and exit and an additional exit for every 50 feet in length thereafter. At least one means of entrance or exit for all multi-well cellars of 25 feet in length shall be a stairway constructed to California Division of Industrial Safety standards.
  3. **Single-Cellar Covers.** All single-cellars shall be covered with open grating and have no openings larger than three inches at any point. Covers shall be capable of supporting vehicle weight or guardrails shall be erected to prevent vehicle access.
  4. **Cellar Ladder Openings.** All openings for ladders through grating shall be designed to allow exit from underside without obstruction and shall be

kept free of storage of any type. Said openings shall not be less than 24 inches on either side.

Q. **Stormwater and Drainage Management.** The operator shall comply with the following provisions:

1. **Construction Storm Water Pollution Prevention Plan ("CWPPP").** The operator shall maintain and implement all provisions of a storm water pollution prevention plan ("SWPPP") that has been inspected by the Regional Water Quality Control Board and the Department of Public Works. The operator shall provide the Director and the Director of Public Works with a copy of the SWPPP, and any future modifications, revisions, or alterations thereof, or replacements therefore. The SWPPP shall be updated prior to new construction activities as required by the Regional Water Quality Control Board.
2. **Spill Prevention, Control, and Countermeasure Plan ("SPCCP").** The Operator shall maintain and implement all provisions of a spill prevention, control, and countermeasure plan ("SPCCP") which meets the requirements of the Local California Unified Program Agency and the United States Environmental Protection Agency. The operator shall provide the Director and the Fire Chief with a copy of the SPCCP and any future modifications, revisions, or alterations thereof, or replacements therefore.
3. **Hydrological Analysis.** A site-specific hydrologic analysis shall be completed to evaluate anticipated changes in drainage patterns and associated increased runoff at the site for any new grading that results in the loss of vegetated, sandy, permeable ground areas, which could alter surface runoff at the site. The analysis shall be completed consistent with Standard Urban Stormwater Mitigation Plan regulations, as specified in the County Department of Public Works Hydrology Manual as amended. The hydrological analysis shall be submitted to the Director of Public Works for review and approval. The new grading that required the hydrologic analysis shall not occur until approval of the analysis by the Director of Public Works.

R. **Water Management Plan.** The operator shall comply with all provisions of a water management plan that has been approved by the Director and the Director of Public Works. The plan shall include best management practices, water conservation measures, the use of a drip irrigation system, and shall include provisions for the use of surface water runoff in the retention basins for dust suppression and landscaping. The plan shall also address the availability of reclaimed water for use at the oil field. The water management plan shall be reviewed by the operator every three years to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Works. Any



modifications to the water management plan shall be submitted to the Director and the Director of Public Works for review and approval. The water management plan shall include any elements requested by the Director or the Director of Public Works. In addition, the operator shall comply with the water conservation measures and reporting requirements specified in Sections 20.09.020—20.09.080 in Title 20 (Utilities) of the County Code.

- S. **Groundwater Monitoring.** The operator shall develop, implement, and carry out a groundwater quality monitoring program for the oil field that is acceptable to the Director and consistent with all requirements of the Regional Water Quality Control Board. Pursuant to the approved program, the operator shall install and maintain groundwater monitoring wells in the vicinity of each surface water retention basin, which is permitted by the Regional Water Quality Control Board. Such monitoring wells shall be completed to the base of the permeable, potentially water-bearing, alluvium, Lakewood Formation, and San Pedro Formation, and to the top of the underlying, non-water bearing Pico Formation, as determined by a California-certified professional geologist. The Regional Water Quality Control Board and the Director shall be regularly advised of the results of such monitoring and shall be immediately advised if such monitoring indicates a potential problem.
- T. **Fencing.** All portions of the oil field on which oil operations are conducted shall be enclosed with a fence compliant with DOGGR regulations codified at California Code of Regulations Title 14, Article 3, Sections 1778 and 1779, or as may be subsequently amended by the State.
- U. **Oil Field Cleanup and Maintenance.** The operator shall maintain the site in a clean and orderly condition and shall comply with the following provisions:
  - 1. **Equipment Removal.** All facilities that have reached the end of their useful economic life shall be properly decommissioned and removed from the oil field within one year. Areas not slated for future use shall be restored and revegetated within 90 days of termination of use, unless such restoration and revegetation would interfere with fire safety or access to oil operations.
  - 2. **Equipment Maintenance.** All equipment, improvements, facilities, and other personal property or fixtures located on the oil field shall be maintained in good condition to the satisfaction of the Director and the Director of Public Works.
  - 3. **Site Debris and Vegetation.** The operator shall keep the property free of debris and vegetation overgrowth to the satisfaction of the Director. All outside storage of parts or equipment shall comply with Chapter 22.140.430 (Outdoor Storage).

- V. **Security.** All unmanned entrances to the oil field shall be equipped with sliding gates which shall be kept closed at all times except when authorized vehicles are entering or leaving the oil field. The operator shall have a security guard on duty 24 hours per day.
- W. **Vehicle Parking.** Vehicular parking shall comply with Chapter 22.112 (Parking).
- X. **Sanitation.** The operator shall comply with the following provisions:
  - 1. **Garbage and Refuse.** The oil field shall be maintained in a clean, sanitary condition, free from accumulations of garbage, refuse, and other wastes.
  - 2. **Toilets and Wash Facilities.** Sanitary toilet and washing facilities shall be installed at any site where personnel are permanently stationed. Portable facilities shall be provided wherever crews are temporarily employed. Such facilities shall be maintained in a clean and sanitary condition at all times.
- Y. **Storage of Hazardous Materials.** The operator shall comply with all provisions of a hazardous materials business plan that has been submitted to the Fire Chief. The operator shall deliver to the Fire Chief for review and approval an updated hazardous material business plan on an annual basis. This plan shall provide the location of where hazardous materials are stored at the oil field. Hazardous materials shall be stored in an organized and orderly manner and identified as may be necessary to aid in preventing accidents, and shall be reasonably protected from sources of external corrosion or damage to the satisfaction of the Fire Chief.
- Z. **Drilling, Redrilling, and Reworking Operations.** The operator shall comply with all of the following provisions:
  - 1. **DOGGR Regulations.** All DOGGR regulations related to drilling, redrilling, and reworking operations.
  - 2. **Number of Drilling and Redrilling Rigs.** No more than three drilling or redrilling rigs shall be present within the oil field at any one time.
  - 3. **Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan.** Before the end of each calendar year, the operator shall develop and deliver to the Director an annual drilling, redrilling, well abandonment, and well pad restoration plan, which shall describe all drilling, redrilling, well abandonment, and well pad restoration activities that may be conducted during the upcoming calendar year. Drilling and redrilling shall be scheduled to avoid over concentration of such activities in that year in any one area if located near a developed area. The operator may at any time submit to the Director proposed amendments to the then current annual plan. No drilling, redrilling, or abandonment

activity may be commenced unless it is described in a current annual plan (or an amendment thereto) which has been approved by the Director. The annual plan (and any amendments) shall be provided to the CAP for review and comment. All comments on the annual plan from the CAP shall be submitted to the Director in writing, and, if timely submitted, will be considered as part of the review and approval by the Director. The Director shall complete the review of the annual plan (and any amendments) within 45 days of receipt, and shall either approve the annual plan or provide the operator with a list of deficiencies. The annual plan shall comply with the provisions of this Subsection, and shall include the following:

- a. The maximum number of wells proposed to be drilled or redrilled;
  - b. Approximate location of all wells proposed to be drilled or redrilled;
  - c. Approximate location of all proposed new well pads, including their size and dimensions;
  - d. Estimated target depth of all proposed wells and their estimated bottom hole locations;
  - e. A discussion of the steps that have been taken to maximize use of existing well pads, maximize use of redrilled wells, and maximize the consolidation of wells;
  - f. Location of all proposed well abandonments, if known, in accordance with DOGGR integrity testing program of idle wells;
  - g. Location of all well pads proposed to be abandoned and restored;
  - h. A proposed schedule and phasing of the drilling, redrilling, well abandonment, well pad abandonment, and restoration activities;
  - i. A discussion of the latest equipment and techniques that are proposed for use as part of the drilling and redrilling program to reduce environmental impacts; and
  - j. A topographic vertical profile showing proposed location of new wells that reflects local terrain conditions and that addresses the potential visibility of existing and proposed wells and other production facilities from residential and recreation areas.
4. **Drill Rig Engines.** All engines used for drilling and redrilling operations shall be operated by muffled internal-combustion engines or by electric motors.
  5. **Fire Safety Regulations.** All drilling, redrilling, and reworking shall be in conformance with applicable fire and safety regulations.
  6. **New Technology.** Proven reasonable and feasible technological improvements which are capable of reducing the environmental impacts

of drilling and redrilling shall be considered as they become, from time to time, available.

7. **Derricks and Portable Masts.** All derricks and portable masts used for drilling, redrilling, and reworking shall meet the standards and specifications of the American Petroleum Institute as they presently exist or as may be amended.
  8. **Equipment Removal.** All drilling and redrilling equipment shall be removed from the site within 90 days following the completion of drilling or redrilling activities unless the equipment is to be used at the oil field within five days for drilling or redrilling operations.
  9. **Drill Site Conditions.** All drilling sites shall be maintained in a neat and orderly fashion.
  10. **Belt Guards.** Belt guards shall be required over all drive belts on drilling, redrilling, and reworking equipment. Guarding shall be as required by Title 8 of the California Code of Regulations, Section 6622, or as may be subsequently amended.
- AA. **Processing Operations.** The operator shall comply with the following provisions:
1. **Limits on Processing Operations.** Unless otherwise expressly required by DOGGR, the only processing operations permitted at the well site shall be the dehydration of oil and gas produced from the well; the storage, handling, recycling, and transportation of such materials; and those processing operations required for water injection purposes.
  2. **Refining.** No refining shall be conducted within the oil field.
  3. **Well Pump Motors.** All well pumping units shall be operated by electric motors.
  4. **Well Pumps.** Downhole submersible pumps and low-profile pumping units for production wells must be used wherever feasible.
  5. **Removal by Pipeline Only.** All oil, gas, and other hydrocarbons produced from any well in the oil field shall be shipped and transported through pipelines, except in case of an emergency or when access to a pipeline becomes unavailable. Excluded from this requirement are propane and other related natural gas liquids that are in amounts in excess of what can be blended into the pipeline. Should any pipeline through which oil or gas is currently transported become unavailable for the safe transportation of said products due to maintenance problems with the pipeline, or lack of sufficient capacity within the pipeline to handle the volume of oil and gas needing transportation, or because the owner or operator of such pipeline elects to discontinue transporting oil or gas through such pipeline, then the operator shall within 180 days of the date

the existing pipeline becomes unavailable, seek to acquire a private right of way or easement, or shall file an application for a right of way, easement, encroachment permit, or franchise for the construction of a replacement pipeline and shall diligently prosecute such application until such pipeline is completed. During any emergency situation, or during such time as any existing pipeline becomes unsafe or unavailable, oil and gas may be transported by truck until the emergency situation is resolved or until a replacement pipeline shall be permitted and constructed in compliance with all applicable laws and regulations.

6. **Pipelines.** The operator shall comply with the following provisions:
    - a. New pipelines that remove oil or gas from the oil field shall be buried below the surface of the ground;
    - b. All pipelines which are not enclosed within a fence shall be placed underground or covered with materials approved by the Fire Chief. Said covers shall be maintained in a neat, orderly, and secure manner;
    - c. Any and all water or brine produced during pipeline construction shall either be injected in accordance with DOGGR requirements, or disposed of in accordance with other local, state or federal regulations;
    - d. New pipeline corridors shall be consolidated with existing pipelines or electrical transmission corridors where feasible; and
    - e. Upon completion of pipeline construction, the site shall be restored to the approximate previous grade and condition.
  7. **Active Pipeline Site Plan.** The operator shall submit to the Fire Chief a site plan depicting the approximate location of all active pipelines regulated by the United States Department of Transportation or California State Fire Marshall owned by the operator that are located outside the outer boundary line, including waste water, and trunk and gathering lines to transport oil or petroleum products. The site plan shall be submitted within 30 days of the installation of any new pipelines or the relocation of an existing pipeline.
  8. **Machinery Enclosures.** The operator shall maintain enclosures around machinery with moving parts consisting of a fence, screening, or housing. Said enclosures shall be installed in compliance with Section 11.16.020 in Title 11 (Health and Safety) of the County Code.
  9. **Opening Protections.** The operator shall cap, close, or protect the openings in all oil wells, test holes, and similar excavation in compliance with Section 11.54.010 in Title 11 (Health and Safety) of the County Code.
- BB. **Well Reworking Operations.** The operator shall comply with the following provisions:

1. **DOGGR Regulations.** The operator shall comply with all DOGGR regulations related to well reworking operations.
2. **Number of Reworking Rigs.** No more than eight reworking rigs shall be present within the oil field at any one time, unless an emergency condition requires additional Reworking rigs. This does not include equipment used for well maintenance or well abandonment.
3. **Hours of Operation.** With exception of emergencies, well reworking operations shall not be allowed after 7:00 p.m. or before 7:00 a.m., nor on Sundays or legal holidays.
4. **Specifications.** Reworking rigs shall meet the standards and specifications of the American Petroleum Institute.
5. **Equipment Removal.** Reworking rigs shall be removed from the oil field within seven days following the completion of reworking operations unless such rig will be used on another well at the oil field within five days.

CC. **Tanks.** The operator shall comply with the following provisions:

1. **New Tank Specifications.** All new tanks and appurtenances shall be designed, constructed, installed, and maintained in accordance with current Title 32 (Fire Code) of the County Code, American Petroleum Institute, DOGGR, California Division of Industrial Safety, Environmental Protection Agency Standards, applicable provisions of Title 14 of the California Code of Regulations Section 1774, and applicable CalARP Program requirements.
2. **Setbacks.** No new storage tank, excluding a replacement tank, shall be constructed closer than 500 feet from any developed area, or closer than 200 feet from a public road. No building shall be constructed within 50 feet of any oil storage tank.
3. **Vapor Recovery.** Oil, wash, and produced water tanks shall be vapor tight and shall be equipped with a vapor recovery system.
4. **Specifications for New Tank Piping, Valves, Fittings, and Connections.** All new tank piping, valves, fittings, and connections including normal and emergency relief venting, shall be installed and maintained in accordance with current American Petroleum Institute standards to the satisfaction of SCAQMD and DOGGR.
5. **Detection of Tank Bottom Leaks.** The operator shall design, implement, and comply with a program, approved by the Fire Chief, for controlling and detecting tank bottom leaks on all tanks at the oil field. The operator may use a combination of methods including but not limited to diversion walls, dikes, tank foundations of concrete or gravel, and a tank bottom leak detection system in compliance with Title 14 of the California Code and

Regulations Section 1773, or subsequently enacted state regulations regarding tank bottom leaks.

**DD. Well and Production Reporting.** The operator shall deliver annual production reports to the Director and the Fire Chief. The reports shall provide the following information:

1. A copy of all DOGGR Forms 110 and 110B submitted during the previous 12 months.
2. Number and mapped location of wells drilled or redrilled, including well identification numbers.
3. Number and mapped location of water injection wells, including well identification numbers.
4. Number and mapped location of idled wells, including well identification numbers and the date each well was idled.
5. Number and mapped location of abandoned wells, including date each well was abandoned and/or re-abandoned.
6. Any additional information requested by the Director or the Fire Chief.

**EE. Idle Well Testing and Maintenance.** The operator shall comply with Title 14 of the California Code of Regulations Section 1723.9 regarding testing and maintenance of idle wells, or subsequently enacted state regulations regarding testing and maintenance of idle wells. The operator shall carry out all additional tests, remedial operations, and mitigation measures required by DOGGR if any idle wells do not meet the test standards.

**FF. Abandoned Well Testing.** The operator shall conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned wells. The testing shall be done using a soil gas vapor probe, or another method approved by the Director. The results of the testing shall be submitted to the Director and DOGGR on an annual basis. Abandoned wells that are found to be leaking hydrocarbons that could affect health and safety shall be reported to the Director and DOGGR within 24 hours of the abandoned well test. If directed by DOGGR, the operator shall re-abandon the well in accordance with DOGGR rules and regulations. If the test results for an abandoned well area are at or below the background levels for two consecutive years that area shall thereafter be tested every five years.

**GG. Well and Well Pad Abandonment.** If DOGGR orders the operator to plug and abandon any wells on the oil field, the operator shall deliver to the Fire Department, on a timely basis, all notices of intent to plug and abandon a well that the operator files with DOGGR and shall commence promptly and proceed diligently with the plugging and abandonment operations in accordance with DOGGR rules and regulations and the terms of the DOGGR permit to plug and abandon the well. Well abandonment may commence

once all necessary permits and approvals are obtained. If the well pad associated with the abandoned well does not contain other production, injection, or idle wells, and will not be used for future drilling, then the operator shall promptly abandon the well pad consistent with the following provisions:

1. **Closure of Sumps.** The operator shall clean out all sumps, cellars, and ditches, and level and fill all sumps and depressions pursuant to DOGGR requirements. If sumps are lined with concrete, bottoms and walls shall be broken up and removed. Sumps shall be closed in accordance with Regional Water Quality Control Board and California Department of Toxic Substances Control requirements.
2. **Well Pad Site Cleanup.** The operator shall leave the site entirely free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, debris, and other substances to the satisfaction of DOGGR and in compliance with federal requirements.
3. **Contaminated Materials.** All contaminated soils and materials within the well pad boundaries shall be removed and treated or disposed of in accordance with all local, County, State, and federal regulations.
4. **Well Pad Revegetation.** The well pad shall be revegetated following the requirement of the native habitat restoration plan.

HH. **County Request for Review of Well Status.** The Director may periodically review the status of the operator's wells and submit to DOGGR a list of wells the Director believes should be plugged and abandoned as specified in Section 3206.5 of the California Public Resources Code or any subsequently enacted State law related to a local jurisdiction's right to request state-agency review of idle wells.

II. **Reduced Throughput Triggering Review.** When oil or gas throughput is less than 630 barrels per day, the Director shall conduct a public hearing to determine if shut down of the oil field or other actions are appropriate.

JJ. **Abandonment Procedures.** Within 180 days of permanent facility shut down, the operator shall submit an abandonment plan to DOGGR and submit to the Director for review and approval a time line for facility removal, site assessment, and remediation as necessary. The operator shall begin abandonment of the site no later than 20 days after the Director's approval of the timeline, and shall provide to the Director quarterly updates on the abandonment process until such time as the oil field is abandoned and remediated. The operator shall post a performance bond to insure compliance with all provisions of this Subsection and the operators and landowners shall continue to pay property taxes at the rates assessed during oil field operation until all site restoration work has been fully completed, as determined by the Director.



## **22.310.060 Monitoring and Compliance**

- A. **Environmental Quality Assurance Program ("EQAP").** The operator shall comply with all provisions of an environmental quality assurance program that has been approved by the Director. The following provisions relate to the EQAP:
1. **EQAP Requirements.** The EQAP shall provide a detailed description of the steps the operator shall take to assure compliance with all provisions of this Chapter, including but not limited to, all of the monitoring programs called for by this Chapter.
  2. **Annual EQAP Reports.** Within 60 days following the end of each calendar year, the operator shall submit to the Director an annual EQAP report that reviews the operator's compliance with the provisions of the EQAP over the previous year and addresses such other matters as may be requested by the Director. The annual EQAP report shall include the following:
    - a. A complete list and description of any and all instances where the provisions of the EQAP, or any of the monitoring programs referred to therein or in this Chapter, were not fully and timely complied with, and an analysis how compliance with such provisions can be improved over the coming year.
    - b. Results and analyses of all data collection efforts conducted by the operator over the previous year pursuant to the provisions of this Chapter.
  3. **EQAP Updates.** The EQAP shall be updated as necessary and submitted to the Director for approval along with the annual EQAP report. The EQAP updates shall be provided to the CAP and MACC for review and comment. Comments from the CAP and MACC, if timely received, shall be considered by the Director before making a decision to approve the same. The Director shall complete the review of EQAP updates as soon as practicable, and shall either approve the updated EQAP or provide the operator with a list of specific items that must be included in the EQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.
- B. **Environmental Compliance Coordinator.** The operator shall recommend and fund the environmental compliance coordinators. The number of environmental compliance coordinators shall be determined by the County and shall take into account the level of oil operations at the oil field. The environmental compliance coordinator(s) shall be approved by, and shall report to, the Director. The responsibilities of the environmental compliance

coordinator(s) shall be set forth in implementation guidelines that may be developed by the County for the oil field and shall generally include:

1. On-site, day-to-day monitoring of construction or drilling and redrilling activities as determined by the Director.
2. Taking steps to ensure that the operator, and all employees, contractors, and other persons working in the oil field, have knowledge of, and are in compliance with all applicable provisions of this Chapter.
3. Evaluating the adequacy of drilling, redrilling, and construction impact mitigations, and proposing improvements to the operator or contractors and the County.
4. Reporting responsibilities to the various County agencies with oversight responsibility at the oil field, as well as other agencies such as DOGGR, and SCAQMD.

C. **Safety Inspection, Maintenance, and Quality Assurance Program ("SIMQAP").** The operator shall comply with all provisions of a safety inspection, maintenance, and quality assurance program that has been approved by the Director and the Fire Chief.

1. **SIMQAP Requirements.** The SIMQAP shall, at a minimum provide for:
  - a. Inspection of construction techniques;
  - b. Regular maintenance and safety inspections;
  - c. Periodic safety audits;
  - d. Corrosion monitoring and leak detection; and
  - e. Inspections of all trucks carrying hazardous and/or flammable material prior to loading.
2. **SIMQAP Updates.** The operator shall periodically review and revise the SIMQAP to incorporate changes in procedures, and new safety and maintenance technologies and procedures. The operator shall make such revisions at least every five years, or more frequently, if the operator determines changes are necessary or if requested by the Director or the Fire Chief. The operator shall submit SIMQAP updates to the Director and the Fire Chief for their review and approval. The Director shall complete the review of SIMQAP updates as soon as practicable, and shall either approve the updated SIMQAP or provide the operator with a list of specific items that must be included in the SIMQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.
3. **Worker Notification.** The operator shall ensure that all persons working on the oil field comply with all provisions of the currently approved SIMQAP.

4. **Inspections.** The SIMQAP shall provide for involvement of County staff or the environmental compliance coordinator in all inspections required by this Chapter.
- D. **Annual Emergency Response Drills of the County and Culver City Fire Departments.** The operator shall demonstrate the effectiveness of the emergency response plan by responding to one planned emergency response drill per year which shall be conducted in conjunction with the County and Culver City Fire Departments. Emergency response drills required by other agencies that involve the County and Culver City Fire Departments can be used to satisfy this provision. In addition, the operator shall demonstrate the effectiveness of the emergency response plan by responding to not more than two unannounced drills each year which may be called by the County Fire Department at the oil field. If critical operations are then underway at the oil field, the operator need not respond to a unannounced drill to the extent such a response would, as a result of such critical operations, create an undue risk of personal injury or property damage, but in such case the operator must promptly explain the nature of the critical operations, why response is not possible, and when the critical operations will be completed.
- E. **Noise Monitoring.** The Public Health Department shall retain an independent qualified acoustical engineer to monitor ambient noise levels in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should noise from the oil operations exceed the noise thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the noise and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP.
- F. **Vibration Monitoring.** The Public Health Department shall retain an independent qualified acoustical engineer to monitor vibration in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should vibration from the oil operations exceed the vibration thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the vibration and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP. A telephone number

by which persons may contact the operator at all times to register complaints regarding oil operations shall be posted in the main entrance sign to the facility and included in the annual newsletter required by Section 22.310.100.B.2 (Newsletter) and on the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

- G. **Complaints.** All complaints related to oil operations received by the operator shall be reported on the same business day to the environmental compliance coordinator and to the Director. In addition, the operator shall maintain a written log of all complaints and provide that log to the Director, the MACC, and CAP on a quarterly basis. Depending upon the nature of the complaint, the operator shall report the complaint to the SCAQMD, DOGGR, and any other appropriate agencies with oversight authority regarding the complaint at issue. If the complaint is received after normal business hours, it shall be reported to the environmental compliance coordinator and the agencies at the opening of the next business day.

## **22.310.070 Administrative Items**

- A. **Costs of Implementing Monitoring and Enforcing Conditions.** The operator shall be fully responsible for all reasonable costs and expenses incurred by the County or any County contractors, consultants, or employees, in implementing, monitoring, or enforcing this Chapter, including but not limited to, costs for permitting, permit condition implementation, mitigation monitoring, reviewing and verifying information contained in reports, undertaking studies, research and inspections, administrative support, and including the fully burdened cost of time spent by County employees on such matters.
- B. **Draw-Down Account.** The operator shall maintain a draw-down account with the Department from which actual costs will be billed and deducted for the purpose of defraying the expenses involved in the County's review and verification of the information contained in any required reports and any other activities of the County, including but not limited to, enforcement, permitting, inspection, coordination of compliance monitoring, administrative support, technical studies, and the hiring of independent consultants. The initial amount to be deposited by the operator shall be \$500,000. In the first year, if withdrawals from the account have reduced its balance to less than 50 percent of the amount of the initial deposit (\$250,000), the operator shall deposit \$50,000 in supplemental funds within 30 business days of notification. After the first year, if the balance in the draw-down account is reduced at any time to \$50,000, the operator shall deposit \$50,000 in supplemental funds on each occasion that the account is reduced to \$50,000 or less within 30 business days of notification. There is no limit to the number of supplemental deposits that may be required. At the discretion of the operator, the amount of an initial or supplemental deposit may exceed the minimum amounts

specified in this Subsection. The Director may, from time to time, increase the minimum \$50,000 figure to account for inflation or the County's experience in obtaining funds from the account.

- C. **Indemnification.** The operator shall enter into an agreement with the County to indemnify and hold harmless the County, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding for damages arising from its oil operations, including water, air or soil contamination, health impacts, or loss of property value during the oil operations, well abandonment, and post-abandonment activities with terms approved by, and in a form acceptable to, the CEO.
- D. **Insurance Requirements.** Within 90 days following the effective date of the ordinance establishing this CSD or such later time as may be approved by the Director for good cause shown, and without limiting the operator's indemnification of the County as required in Subsection C, above, the operator shall provide evidence of insurance coverage that meets County requirements as required and approved by the CEO including identifying the County and its elected and appointed officers and employees as additional insureds. Such coverage shall be maintained so long as oil operations are conducted within the district and until such time as all abandonment requirements are met and certified by the appropriate local, State, and federal agencies. Such insurance coverage shall include but is not necessarily limited to the following: general liability, auto liability, professional liability, and environmental impairment liability coverage insuring clean-up costs and endorsing for 'Sudden and Accidental' contamination or pollution. Such coverage shall be in an amount sufficient to meet all applicable State and federal requirements, with no special limitations. At the operator's request and only with County approval by the CEO, the operator may self-insure all or any part of the above coverage obligations in lieu of purchasing commercial coverage. These insurance requirements shall be in addition to all other indemnification, insurance and performance security required by federal, State, and local regulations and permits.
- E. **Performance Security.** The operator shall be subject to the following provisions:
  - 1. **Performance Bond.** Prior to issuance of the first drilling or redrilling permit pursuant to this Chapter, the operator shall provide to the Department a faithful performance bond or financial instrument in the sum to be determined by the CEO, payable to the County and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup and shall be in a format and include terms approved by the CEO.

2. **Change of Operator.** The performance bond shall continue in force for one year following any sale, transfer, assignment, or other change of operator of the oil field, or of the current operator's termination of activities at the oil field. The County may release said bond prior to the end of the one-year period upon satisfaction by the operator of all its obligations. Notwithstanding the foregoing, the performance bond shall not be terminated or released upon the sale, transfer, assignment, or other change of operator until the new operator has delivered a replacement bond complying with the provisions of this Section 22.310.070.
  3. **Funding Options.** At its sole option, the County may accept certificates of deposit, cash deposits, or U.S. government securities in lieu of commercial bonds to meet the above bonding requirements on terms approved by the CEO.
- F. **Other Obligations.** The insurance, indemnification, and performance security requirements in Subsections C, D and E, above, shall be in addition to all other indemnification, insurance, and performance security required by federal, State and local regulations, and permits.
- G. **Periodic Review.** The County shall conduct a comprehensive review of the provisions of this Chapter at least every five years to determine if the provisions of this Chapter are adequately protecting the health, safety, and general welfare. Such reviews shall, among other things, consider whether additional provisions should be added, appended, or removed. One of the main goals of the periodic review shall be to evaluate if proven technological advances that would further reduce impacts of oil operations on neighboring land uses should be incorporated into the provisions of this Chapter.
1. **Review Requirements.** Each review shall include a report by a Hearing Officer designated by the Director, which shall be prepared after public notice and an opportunity for public comment. The report shall include a comprehensive analysis of the effectiveness of this Chapter, and shall review and consider enforcement activity, operational records, and any other issues relating to oil operations. The report, at the option of the County, may include a survey of residents near the oil field regarding noise, odors, vibrations, and other issues requested by the Director of Public Health. A draft of the report shall be provided to the CAP and the operator for review and comment. All comments on the draft report from the CAP and the operator shall be submitted to the Hearing Officer in writing, and will be considered, if timely received, before the report is finalized. The final report by the Hearing Officer shall include a recommendation as to whether the Director should prepare proposed amendment to this Chapter for submission to the Board.
  2. **Early Reviews.** At the discretion of the Director, reviews of this Chapter may be conducted more frequently than every five years. Without limiting

such discretion, the Director shall consider whether an early review should be undertaken if more than three material violations occur within any 12-month period.

3. **Initial Review.** The initial review shall occur no sooner than three years and no later than five years after the effective date of the ordinance establishing this CSD unless the Director determines that such initial annual review shall occur at an earlier time pursuant to Subsection G.2, above.

H. **Multiple Agency Coordination Committee ("MACC").** A MACC shall be established to coordinate activities and communications between the various agencies with regulatory authority over the oil operations within the district. While each agency will continue to make its own decisions with regard to their respective areas of authority, the MACC will allow for collection and analysis of data and for discussion of both strategic evaluations and enforcement actions taken by the various agencies at the oil field.

1. **MACC Members.** The Director shall establish a MACC that includes representatives from the following agencies: the Department of Regional Planning, the Fire Department, the Department of Public Works, and the Department of Public Health. The SCAQMD, the Regional Water Quality Control Board, DOGGR, and Culver City Fire Department shall be invited to appoint a representative from their agency as a member of the MACC.
2. **MACC Chair.** The Director or his designee shall chair the MACC meetings and shall coordinate all MACC activities including scheduling and keeping minutes of MACC meetings.
3. **MACC Meetings.** The MACC shall determine its meeting schedule.
4. **Documents Provided to the MACC.** Copies of all monitoring and compliance reports, plans, and other documents that are requirements of this Chapter shall be submitted to the MACC.

I. **Related County Code Provisions.** The County Code contains a number of provisions related to oil wells and oil field operations. Where the regulations of this Chapter differ from any other provisions in the County Code, these regulations shall supersede unless the contrary provisions are mandated by State law.

## **22.310.080 Permitting**

- A. **Discretionary Site Plan Review Required.** The operator shall apply for and receive approval of a Discretionary Site Plan Review (Chapter 22.190) prior to any new drilling and redrilling. New drilling and redrilling approved through a Discretionary Site Plan Review procedure shall be limited to no more than 53 wells per year, with the maximum number of newly drilled wells of that total, limited to 45 per year, except that during the first year following the

effective date of the ordinance establishing this CSD, new drilling and redrilling shall be limited to no more than 24 wells. Approval through Discretionary Site Plan Review for drilling new wells shall be limited to 600 wells over 20 years, beginning on the effective date of this ordinance establishing this Chapter. Drilling and redrilling shall be planned to avoid over concentration of such activities in one area in any one year, if near developed areas. The Discretionary Site Plan Review procedures shall also apply to emergency actions determined by the Director as necessary to prevent an imminent hazard, or to other immediate measures required for the purposes of protecting health and safety. No new permits for drilling or redrilling shall be approved by the Director unless the subject wells have been approved as part of an annual drilling plan as described in Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan). Approval shall not be granted until copies of all related permits have been submitted to the Director; other permits include, but are not limited to, the permits required by DOGGR, the Fire Department, the Department of Public Works, the Sanitation District, RWQCB, SCAQMD, and other pertinent agencies identified by the Director.

- B. **Conditional Use Permit Required.** Provided an approved Conditional Use Permit (Chapter 22.158) has first been obtained , and while such permit is in full force and effect in conformity with the conditions of such permit, the following uses may be established:
1. Drilling or redrilling that exceeds the maximum number allowed pursuant to a Discretionary Site Plan Review (Chapter 22.190);
  2. Steam drive plant; and
  3. New tanks with a capacity of greater than 5,000 barrels.
- C. **Conditional Use Permit Requirements.** For those uses requiring a Conditional Use Permit, in addition to the requirements of Chapter 22.158, the applicant shall substantiate to the satisfaction of the Hearing Officer that:
1. The requested use is in compliance with the provisions of this Chapter; and
  2. All reasonable measures were taken to reduce and minimize potential impacts from the proposed operation.
- D. **Application Where Violation Exists.** No application required pursuant to this Chapter shall be accepted for processing or approved where any existing use in this CSD is being maintained or operated by the operator or its agents in violation of any material provision of this Title 22.

## **22.310.090 Enforcement**



In addition to the provisions in Chapter 22.244 (Enforcement Provisions), the operator shall be subject to the following enforcement provisions:

A. **Civil Penalties and Performance Security.** The operator shall be subject to a penalty for violation of any requirement of this Chapter as determined by, and at the discretion of, the Director in an amount not less than \$1,000 or more than \$10,000 per day per violation, but in no event, in an amount beyond that authorized by State law. For this purpose, the operator shall deposit the sum of \$100,000 in an interest-bearing trust fund with the Department within 30 days following the effective date of the ordinance establishing this CSD, to establish a draw-down account. A written notice of violation and the associated penalty will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the notice of violation, the penalty amount cited in the notice of violation will be deducted from the account. If the violation is corrected within the time period set forth in the notice of violation, but recurs any time within a six-month period, the penalty will be deducted from the account upon each recurrence and the operator will be notified of such deduction. Once the deposit has been depleted by 50 percent of the initial amount (\$50,000), the operator shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit (\$100,000) within 10 business days of notification. There is no limit to the number of supplemental deposits that may be required while the operator conducts oil operations within this CSD. If the operator is dissatisfied with the action of the Director, the operator may file an appeal with the Hearing Officer within 15 days after the date which notice is mailed. Upon receiving a notice of appeal, the Hearing Officer shall take one of the following actions.

1. Affirm the action of the Director;
2. Refer the matter back to the Director for further review with or without instructions; or
3. Set the matter for public hearing and after hearing, affirm, modify, or reverse the action of the Director.

The decision of the Hearing Officer shall be final.

- B. **Access to Records and Facilities.** As to any condition which requires for its effective enforcement the inspection of records or facilities by the County or its agents, the operator shall make such records available or provide access to such facilities upon reasonable notice from the County. The County agrees to keep such information confidential where required or permitted by law and requested by the operator in writing.
- C. **Right of Entry.** Any officer or employee of the County of Los Angeles, or his or her duly appointed representative, whose duties require the inspection of the oil field premises shall have the right and privilege at all reasonable times,

to enter upon any premises upon or from which any oil operations are being conducted for which any permit is required under this Chapter, for the purpose of making any of the inspections pursuant to this Chapter, or in any other ordinance of the County, or for any other lawful purpose, but for safety reasons, shall be accompanied by the operator or a designee of the operator and shall wear all appropriate personal protection equipment in accordance with the operator's established health and safety policies.

## **22.310.100 Public Outreach**

A. **Community Advisory Panel ("CAP").** A Community Advisory Panel shall be established by the Director to foster communication about ongoing operations at the oil field and to allow the community representatives to provide input to the County and the operator.

1. **CAP Members.** The CAP may include representatives of the County, the City of Los Angeles, the City of Culver City, West Los Angeles College, the operator, the landowners, and each of the major neighborhoods surrounding the oil field (including Ladera Heights, Windsor Hills, Oak Park, View Park, Culver Crest, Blair Hills, and Raintree). The operator and each of the governmental entities previously referred to may each designate a representative to the CAP. Each landowner and neighborhood organization of the surrounding communities may submit a nomination to the Director for appointment to the CAP. Where there is no neighborhood organization, a community resident may make a request to the Director to be appointed to the CAP. School districts with schools in the vicinity of the oil field and the lessors may make a request to the Director to have a representative appointed to the CAP.
2. **CAP Meetings.** The CAP shall determine its meeting schedule.
3. **Documents Provided to the CAP.** A notice of availability of all monitoring and compliance reports and results, all plans, audits and studies, and any other available documents that are required by this Chapter shall be submitted to the CAP promptly after they are prepared or otherwise available. Copies of these reports, documents, and other items shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of all violations of the provisions of this Chapter that have occurred since the last CAP meeting.

B. **Community Relations.**

1. **Community Meetings.** The operator shall hold community meetings on an annual basis to provide updates on oil operations.
2. **Newsletter.** The operator shall publish an informational newsletter annually, which shall contain updated information on oil operations

including drilling, redrilling, maintenance, repair, and reworking activities and all recently granted Conditional Use Permits or applications filed for Conditional Use Permits for the oil field. The newsletter shall be mailed by the operator to all owners of property located within 1,000 feet of the outer boundary line; all owners of property within 1,000 feet of the perimeter of the district as shown in the records of the Assessor's Office; to any person or entity who has filed a written request therefore with the Director; and to neighboring cities. The operator shall also make these newsletters available on the oil field web site. The oil field web site address shall be publicized in each newsletter.

3. **Oil Field Web Site.** The operator shall maintain and update on a regular basis an oil field web site that shall include information on oil operations at the oil field, including drilling and production activities. All monitoring and compliance reports and results, plans, audits and studies, and any other available documents that are required by this Chapter (except to the extent they contain information that may not legally be disclosed) shall be promptly posted on the oil field web site in pdf format.
- C. **Ombudsperson.** The operator shall designate employees or authorized agents to serve as ombudspersons to respond to questions and concerns concerning the oil operations. Each ombudsperson shall be familiar with all the provisions of this Chapter and all conditions of approval related to permits and approvals issued by the County or the State of California. It shall be the further responsibility of the ombudsperson to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to the above-stated matters or the impacts of the oil operations. The name, title, email address, and telephone number of the ombudsperson shall be posted on the oil field web site, prominently displayed in the newsletter, distributed twice per year to the CAP and MACC, and provided to any other persons requesting such information. An ombudsperson shall be available at all times, and shall respond within one hour after an initial call. An ombudsperson shall also meet at reasonable times with interested parties in an attempt to resolve issues related to oil operations. An ombudsperson shall have authority to initiate a response on behalf of the operator in all foreseeable matters. The operator shall be required to maintain a written log of all calls to the ombudspersons registering complaints or concerns regarding oil operations or other matters. The log shall include the complainant's name, date, time, phone number, nature of complaint, and the response or resolution offered. A copy of the log shall be provided to the Director, the MACC, and the CAP on a quarterly basis.

### **22.310.110 Modification of Development Standards**

- A. The Director may permit modifications from the development standards specified in Section 22.310.050 (Oil Field Development Standards) where the

operator's request demonstrates to the satisfaction of the Director all of the following:

1. That the modification is necessary for the preservation of a substantial property right of the operator;
2. That the modification will not create an adverse safety impact in the surrounding community nor result in a significant impact on the environment;
3. That the modification will not be materially detrimental to the property or improvements in the vicinity of the premises nor contrary to the purposes of the district;
4. That the modification will not adversely affect or be in conflict with the general plan; and
5. That the modification satisfies the provisions of Section 22.228.040 (Findings and Decision).

**B. Application and Fee.** The procedure for filing a request for a modification shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the operator shall submit a filing fee for a Site Plan Review for Modification of Development Standards in a Community Standards District.

**C. Notice.** Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than 30 days prior to the date an action is taken, the Director shall send notice by first-class mail of the pending application to property owners within a 1,000-foot radius of the exterior boundaries of the oil field, indicating that any individual opposed to the granting of such modification may express such opposition by written protest to the Director within 15 days after the date on which the notice was mailed. A copy of the notice shall also be sent to the CAP.

**D. Application—Approval or Denial—Conditions.**

1. The Director shall approve a modification where no protest to the granting of such modification is received within the specified protest period and the Director finds that the operator has substantiated the findings set forth in Subsection A, above.
2. The Director shall deny an application in all cases where the information received from the operator fails to substantiate the findings set forth in Subsection A, above to the satisfaction of the Director.
3. In all cases where a timely written protest has been received, a public hearing shall be scheduled relative to such matter before the Hearing Officer. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a Conditional Use Permit (Chapter 22.158), except that, if the decision of the Hearing Officer is appealed, the

decision of the Commission shall be final. Following a public hearing the Hearing Officer shall approve or deny the proposed modification based on the findings required by Subsection A, above.

**E. Notification of Decision.**

1. If the Director approves the application, the Director shall notify the operator and all property owners identified in Subsection B.1, above, of the decision in writing and such notification shall indicate that any individual may file an appeal within 15 days after the date such notice was mailed with a request for a public hearing before the Commission.
2. If the Director denies the application, the Director shall notify the operator and the same persons identified in Subsection B.1, above, of the decision in writing and such notification shall indicate that the operator may file an appeal requesting a public hearing before the Commission within 15 days after the date of mailing of such notice.

**F. Appeal Procedures.**

1. Any person dissatisfied with the action of the Director may file an appeal of such action with the Commission within the time period set forth in Subsection E, above.
2. The decision of the Commission on appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.
3. If the operator files an appeal, the operator shall pay the additional fee for a public hearing as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. No appeal fee shall be required for other appellants.

## **22.310.120 Implementation Provisions**

This Section identifies the various implementation plans and other requirements for initial compliance with this CSD and the time frames therefor. Except as identified below, the provisions of this Chapter shall be complied with on the effective date of the ordinance establishing this CSD. As used in this Section, "effective date" shall mean 30 days after the Board adopts the ordinance establishing this CSD. As soon as possible after the effective date, the Department shall develop an overall implementation plan specifying the required contents or measures for each of the plans set forth below, including the inclusion of those appropriate mitigation measures indicated as necessary by the Final Environmental Impact Report for the Baldwin Hills Community Standards District to reduce environmental impacts to less than significant levels in cases where impacts can be so reduced.

**A. Fire Protection and Emergency Response.**

1. **Fire Protection Audit.** Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall complete a third-party audit of the oil field's fire protection capabilities to evaluate compliance with NFPA requirements, Title 26 (Fire Code) of the County Code, the Fire Department regulations, California Code of Regulations, and API requirements. The third-party auditor shall be selected and funded by the operator, subject to the approval of the Fire Chief and the audit shall be conducted in cooperation with the Fire Department. The Fire Department may request that the Culver City Fire Department participate in the audit. Issues addressed in the audit shall include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities, and fire foam requirements. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify any non-compliance item, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action, which may be extended by the Director after consultation with the Fire Chief for good cause shown. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.
2. **Community Alert Notification System ("CAN").** Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief for review and approval a design for the CAN System referred to in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")). The operator shall take such actions as may be necessary for the CAN system design to be approved by the Fire Chief. The CAN system shall be operational within one year following approval of the CAN system design by the Fire Chief, or at such later date as may be approved by the Fire Chief for good cause shown.
3. **Spill Containment Response Training.** The spill containment response training and equipment required by Section 22.310.050.A.2 (Spill Containment Response Training) shall be in place no later than 90 days following the effective date, or at such later date as may be approved by the Director in consultation with the Fire Chief, for good cause shown.
4. **Emergency Response Plan.** Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief an emergency response plan satisfying the requirements of Section 22.310.050.A.3 (Emergency Response Plan ("ERP")).

**B. Air Quality and Public Health.**

1. **Odor Minimization Plan.** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an odor minimization plan for review and approval satisfying the requirements of Section 22.310.050.B.3 (Odor Minimization). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The operator shall take such actions as may be necessary for the plan to be approved by the Director.
2. **Air Monitoring Plan.** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an air monitoring plan for review and approval satisfying the requirements of Section 22.310.050.B.4 (Air Monitoring Plan). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The Director shall complete the review of the air monitoring plan within 45 days of receipt and shall either approve the plan or provide the operator with a list of deficiencies. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall also provide for the monitoring of total hydrocarbon vapors and hydrogen sulfide during drilling, redrilling and reworking operations, and total hydrocarbon vapors at the gas plant, as required by Section 22.310.050.B.4. The plan shall specify the number, type, and location of monitors that will be used, and shall provide detailed information concerning the reliability of the instrumentation, frequency of calibration, and additional information that may be requested by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.
3. **Oil Tank Pressure Monitoring and Venting.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall install and have fully operational the tank pressure monitoring system required by Section 22.310.050.B.6 (Oil Tank Pressure Monitoring and Venting).
4. **Meteorological Station.** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the SCAQMD a design for the installation of a meteorological station at the oil field that shall meet all the requirements of the United States Environmental Protection Agency ("EPA") guidelines on meteorological data as outlined in EPA Publication "Meteorological Monitoring Guidance for Regulatory Modeling Applications" (EPA-454/R-99-005) as published in February 2000. The operator shall take such actions as may be necessary to promptly secure SCAQMD approval of such design. The meteorological station shall be installed and fully operational within 180 days of receipt of approval of the

design from the SCAQMD, or at such later date as may be approved by the Director for good cause shown.

5. **Fugitive Dust Control Plan.** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director for review and approval a fugitive dust control plan as specified in Section 22.310.050.B.16 (Fugitive Dust Control Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.
6. **Well Amortization Report.** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director a well amortization report that inventories the existing wells that are located within, partially, or wholly, the setback areas specified in Section 22.310.050.B.14 (Drilling and Redrilling Setbacks). The report shall also include an amortization and abandonment schedule for the wells located within the setback areas, based upon useful economic life.

**C. Safety and Risk of Upset.**

1. **Propane and Natural Gas Liquids Bullet Fireproofing.** Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall install fire-proofing insulation on all propane and natural gas liquids bullets within the oil field, as required by Section 22.310.050.C.2 (Propane and Natural Gas Liquids Bullet Fire-Proofing).
2. **Gas Plant Audit.** Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall conduct a third-party audit of the gas plant, including the gas liquids storage and loading area, to evaluate compliance with Title 26 (Fire Code) of the County Code, API standards, the CalARP Program, and all applicable SPCC and emergency response plan requirements. The third-party auditor shall be selected and funded by the operator and approved by the Fire Chief. The review shall include a seismic assessment, which shall be undertaken by a seismic engineer in compliance with local emergency planning committee region 1 CalARP Program Seismic Assessments Guidance. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify the non-compliance item(s), if any, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action. Items requiring corrective action as a result of the audit shall be categorized as follows: Category 1 - Significant potential for serious personal injury, negative environmental impact, property damage, or hazardous material release;



Category 2 - Moderate potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 3 - Low potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; and Category 4 - Housekeeping and other maintenance items. Category 1 items shall be resolved to the satisfaction of the Fire Chief as soon as possible. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. **Oil Tank Secondary Containment.** Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall demonstrate to the satisfaction of the Fire Chief that secondary containment satisfying the requirements of Section 22.310.050.C.4.a (Secondary Containment for Oil) is in place for all existing tank areas covered by said Subsection C.4.a.
4. **Retention Basins.** Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that all retention basins in the oil field satisfy the 100-year storm-event requirements of Section 22.310.050.C.4.b (Secondary Containment for Oil).
5. **Above Ground Piping Containment.** Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that secondary containment satisfying the requirements of Section 22.310.050.C.4.c (Secondary Containment for Oil) is in place.

**D. Geotechnical.**

1. **Accelerometer.** Within 180 days following the effective date, or as may be approved by the Director for good cause shown, the operator, in coordination with the Caltech Seismological Laboratory, shall install at the oil field and have fully operational an accelerometer as required by Section 22.310.050.D.7 (Oil Field Accelerometer).
2. **Tank Seismic Assessment.** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall complete a seismic assessment of all tanks with a capacity greater than 5,000 barrels that contain or could contain oil. The seismic assessment shall be prepared by a California licensed civil and/or structural engineer approved by the Director of Public Works, and shall comply with Title 26

(Building Code) of the County Code. The seismic assessment results and any corrective action plan shall be submitted to the Director of Public Works for review. The corrective action plan shall indicate any necessary work requiring a building permit under Title 26, and provide a deadline for obtaining permits and completing construction of each corrective action, which deadline may be extended by the Director of Public Works for good cause shown. The operator shall submit to the Director of Public Works all required plans, reports, and calculations, and shall pay all necessary fees to the County and other regulatory agencies involved in the permit process. The operator shall submit to the Director of Public Works monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. **Erosion Control Plan.** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval an erosion control plan that satisfies the requirements of Section 22.310.050.D.3.a (Erosion Control). The operator shall take such actions as may be necessary for the plan to be approved by the Director.
4. **Accumulated Ground Movement Study.** Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an implementation plan for determining the accumulated ground movement (Subsidence and/or Uplift/rebound) (since post-Baldwin Hills Reservoir failure studies) that is acceptable to DOGGR and the Director of Public Works. The plan shall identify the survey measurement parameters, including fixed reflector locations (as appropriate), that shall be used in the survey. The plan shall include points within the vicinity of and in the oil field. Measurements shall be made using repeat pass differentially interferometric synthetic aperture radar technology. Within 90 days following acceptance of the plan, or such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall conduct the accumulated ground movement study. The study results shall be forwarded to DOGGR and the Director of Public Works. The results of this study shall establish the initial baseline for future ground movement studies.
5. **Ground Movement Monitoring Plan.** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an acceptable annual ground movement (Subsidence and/or Uplift/rebound)

monitoring plan, as called for by Section 22.310.050.D.5 (Ground Movement Surveys).

**E. Noise Attenuation.**

1. **Drilling Quiet Mode Plan.** Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Health for good cause shown, the operator shall develop and submit to the Director and the Director of Public Health for review and approval a drilling quiet mode plan, as required by Section 22.310.050.E.3 (Quiet Mode Drilling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director. The drilling quiet mode plan shall identify specific steps the operator shall take to minimize evening and nighttime noise from drilling and redrilling operations. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.
2. **New Gas Plant Flare.** Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the SCAQMD for good cause shown, the operator shall deliver to the SCAQMD an application for the installation of a new flare that will be capable of handling the full volume of gas from the gas plant without elevating vibration levels or low-frequency ambient noise levels at the outer boundary line. The operator shall thereafter take all reasonable steps necessary to have such permit issued as promptly as possible. The new flare shall be installed and operational within 180 days of receiving a permit to construct/permit to operate from the SCAQMD, or at such later date as may be approved by the Director for good cause shown. Once the new flare is in operation, the existing flare at the gas plant may remain on-site as back-up equipment if SCAQMD determines that the flare may remain on-site. Until such time as the new flare is operational, the operator shall implement operating procedures that limit the amount of gas going to the existing flare so that the flare does not causes vibration or low level airborne noise at or beyond the outer boundary line.

**F. Biological Resources.**

1. **Special Status Species and Habitat Protection Plan.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a special status species and habitat protection plan prepared by a qualified biologist as required by Section 22.310.050.G.2 (Special Status Species and Habitat Protection).
2. **Emergency Response Plan.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall revise and submit to the Director, for review and approval, an updated emergency response plan as referenced in Section

22.310.050.A.1 (Community Alert Notification System (“CAN”)) and G.1 (Oil Spill Response) to address protection of sensitive biological resources and the procedures that would be used to revegetate any areas disturbed during an oil spill or cleanup activities. The operator shall take such actions as may be necessary for the updated plan to be approved by the Director.

**G. Cultural/Historic Resources.**

1. **Worker Training.** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare the training material referred to in Section 22.310.050.H.2 (Archeological Training). The training material shall include any elements requested by the Director.
2. **Construction Treatment Plan.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare a construction treatment plan as required by Section 22.310.050.H.3 (Construction Treatment Plan).

**H. Landscaping, Visual Screening, and Irrigation.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a landscaping plan consistent with the conceptual landscaping plan prepared for the oil field by Mia Lehrer & Associates, dated October 2008, on file with the Department that addresses screening, irrigation, and planting protocols for areas near the outer boundary line and along public streets that run through the oil field. Upon receipt thereof, the Director shall forward a copy of the landscaping plan to the CAP, and shall thereafter consider, if timely submitted, any comments from the CAP as part of the Director's review of the plan. The operator shall take such actions as may be necessary for the plan to be approved by the Director. Installation of all landscaping called for by the approved landscaping plan shall be completed in phases over a two- to five-year period after approval by the Director. The Director may withhold County drilling and redrilling approvals if the landscaping is not in place at the end of said period, unless the period is extended by the Director for good cause shown. The landscaping plan shall be prepared and its implementation and compliance monitored by a licensed landscape architect approved by the Director. Required elements of the landscaping plan shall be identified by the Director.

**I. Oil Field Waste Removal.** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval a recycling plan, as required by Section 22.310.050.K.3 (Recycling Plan). The operator

shall take such actions as may be necessary for the plan to be approved by the Director.

J. **Signs.**

1. **Perimeter Identification Signs.** Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post the identification signs required by Section 22.310.050.M.1 (Perimeter Identification Signs).
2. **Oil Field Entrance Sign.** Within 30 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post a sign at the main entrance of the oil field as required by Section 22.310.050.M.2 (Main Entrance Sign).
3. **Other Required Signs.** Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post all identification signs, warning signs, no trespassing signs, and other signs required by Section 22.310.050.M.3 (Other Required Signs).
4. **Well Identification Signs.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post well identification signs at each well location, as required by Section 22.310.050.M.4 (Well Identification Signs).
5. **No Littering Signs.** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post "No Littering" signs as required by Section 22.310.050.M.5 (No Littering Signs).

K. **Painting.** Within two years following the effective date, or at such later date as may be approved by the Director for good cause shown, all visible structures within the oil field shall be painted or otherwise surfaced as required by Section 22.310.050.N (Painting). The operator shall on a semi-annual basis, deliver to the Director a report on the progress of the painting.

L. **Water Management Plan.** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director and the Director of Public Works for review and approval a water management plan as required by Section 22.310.050.R (Water Management Plan). The operator shall take such actions as may be necessary for the water management plan to be approved by the Director and the Director of Public Works.

M. **Ground Water Monitoring.** Within one year following the effective date, or at such later date as may be approved by the Director for good cause shown,

the operator shall design a groundwater quality monitoring program and install monitoring wells, as required by Section 22.310.050.S (Groundwater Monitoring).

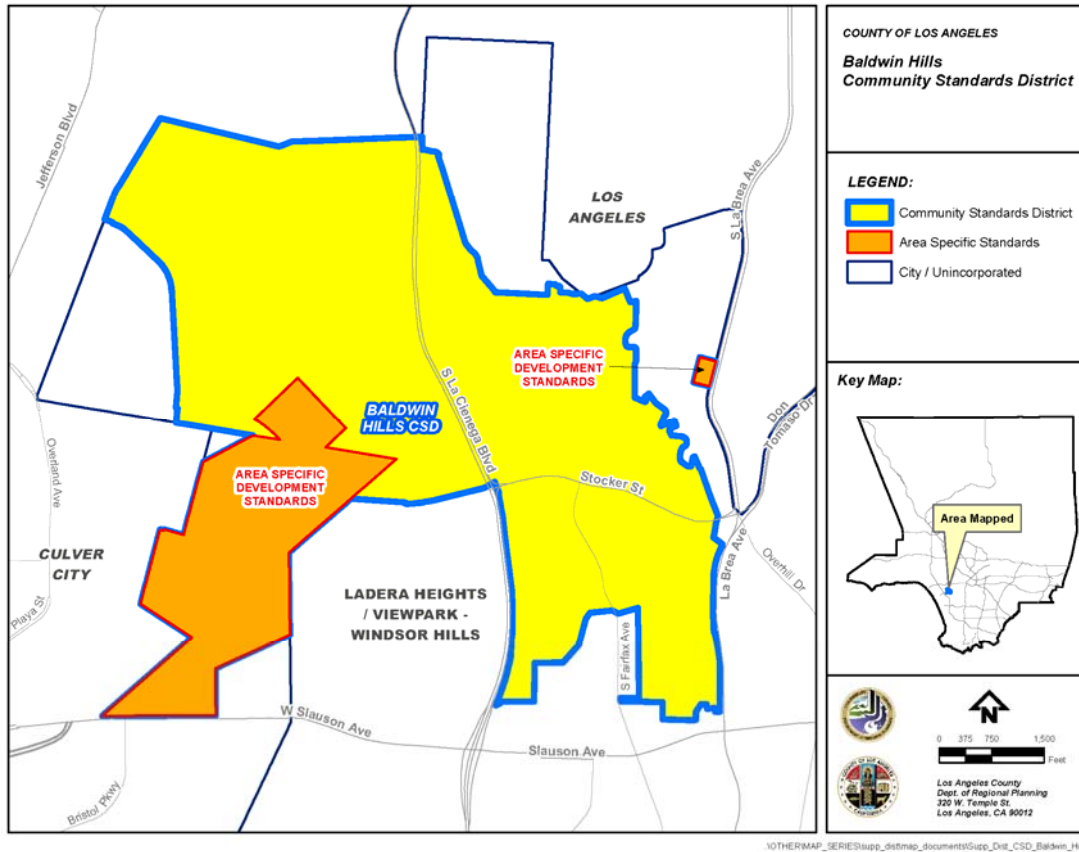
- N. **Oil Field Cleanup and Maintenance.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an unused or abandoned equipment removal plan identifying all equipment at the oil field that is no longer in service and can be removed. This plan shall provide an inventory of all unused equipment and procedures for testing and handling the equipment pursuant to the operator's health and safety protocol. The plan shall identify a schedule for removal of the out of service equipment. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall be implemented in accordance with the schedule for removal contained therein, and in all events shall be fully implemented within one year of the Director's approval, unless extended by the Director for good cause shown. A compliance report shall be filed with the Director semi-annually until all the unused or abandoned equipment identified in the plan has been removed.
- O. **Storage of Hazardous Materials.** Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit a copy of the operator's most recent hazardous material business plan as required by Section 22.310.050.Y (Storage of Hazardous Materials).
- P. **Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan.** Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the Director the first of the annual drilling, redrilling, well abandonment, and well pad restoration plans required by Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan), and shall comply with the provisions of said Subsection Z.3 with respect to such plan. No permits or other approvals for drilling or redrilling shall be issued by the County until such plan has been approved by the Director.
- Q. **Processing Operations.**
  - 1. **Pipelines.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall comply with the pipeline requirements identified in Section 22.310.050.AA.6.b (Pipelines).
  - 2. **Active Pipeline Site Plan.** Within one year following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief the site plan required by Section 22.310.050.AA.7 (Active Pipeline Site Plan).

- R. **Tanks.** Within 180 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall develop and submit to the Fire Chief, for review and approval, a program for detecting and dealing with tank bottom leaks, as required by Subsection Section 22.310.050.CC.5 (Detection of Tank Bottom Leaks). The operator shall take such actions as may be necessary for the program to be approved by the Fire Chief.
- S. **Monitoring and Compliance.**
1. **Environmental Quality Assurance Program ("EQAP").** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an environmental quality assurance program as required by Section 22.310.060.A (Environmental Quality Assurance Program ("EQAP")). The operator shall take such actions as may be necessary for the EQAP to be approved by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the EQAP has been approved by the Director.
  2. **Safety Inspection, Maintenance, and Quality Assurance Program ("SIMQAP").** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall develop and submit to the Director and Fire Chief, for review and approval, the safety inspection, maintenance, and quality assurance program (SIMQAP) referred to in Section 22.310.060.C (Safety Inspection, Maintenance, and Quality Assurance Program ("SIMQAP")). The operator will take such actions as may be necessary for the SIMQAP to be approved by the Director and Fire Chief.
- T. **Administrative Items.** The Multiple Agency Coordination Committee ("MACC") called for by Section 22.310.070.H (Multiple Agency Coordination Committee ("MACC")) shall be established within 60 days following the effective date.
- U. **Public Outreach.**
1. **Community Advisory Panel ("CAP").** The community advisory panel referred to in Section 22.310.100.A (Community Advisory Panel ("CAP")) shall be established within 60 days following the effective date.
  2. **Oil Field Web Site.** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall launch the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

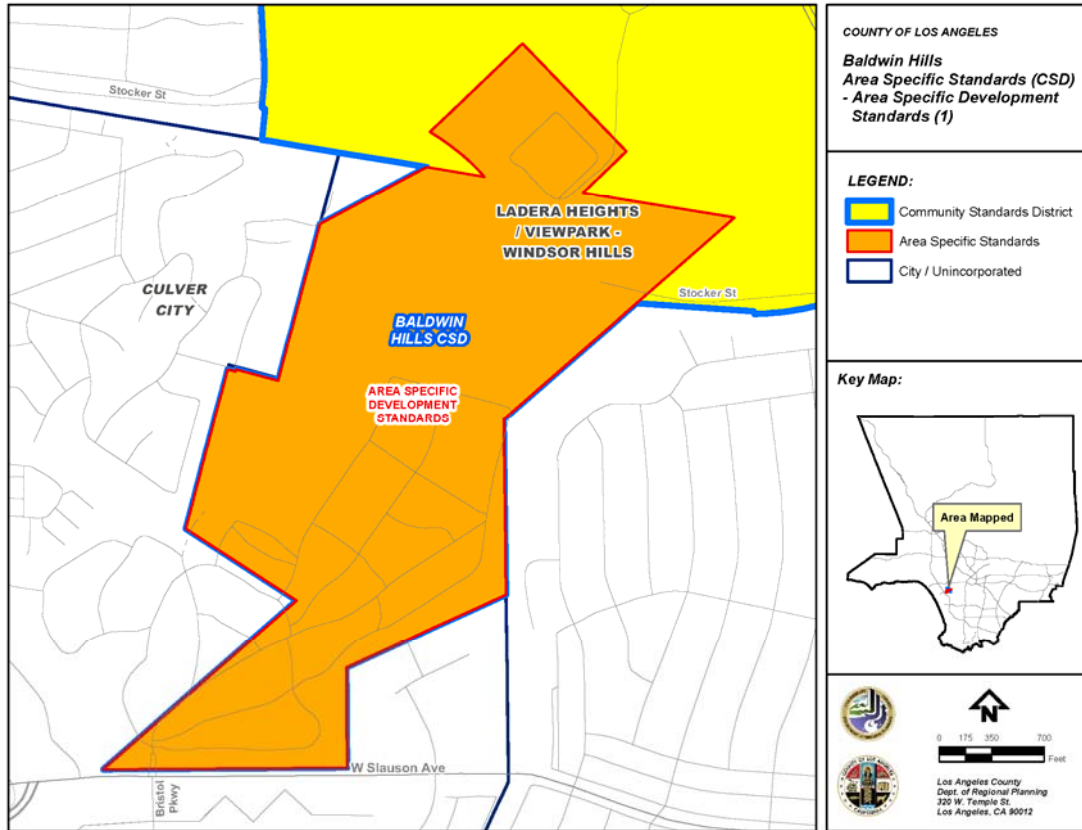
3. ***Community Meeting.*** The operator shall hold the first community meeting called for by Section 22.310.100.B.1 (Community Meetings) within 180 days following the effective date.



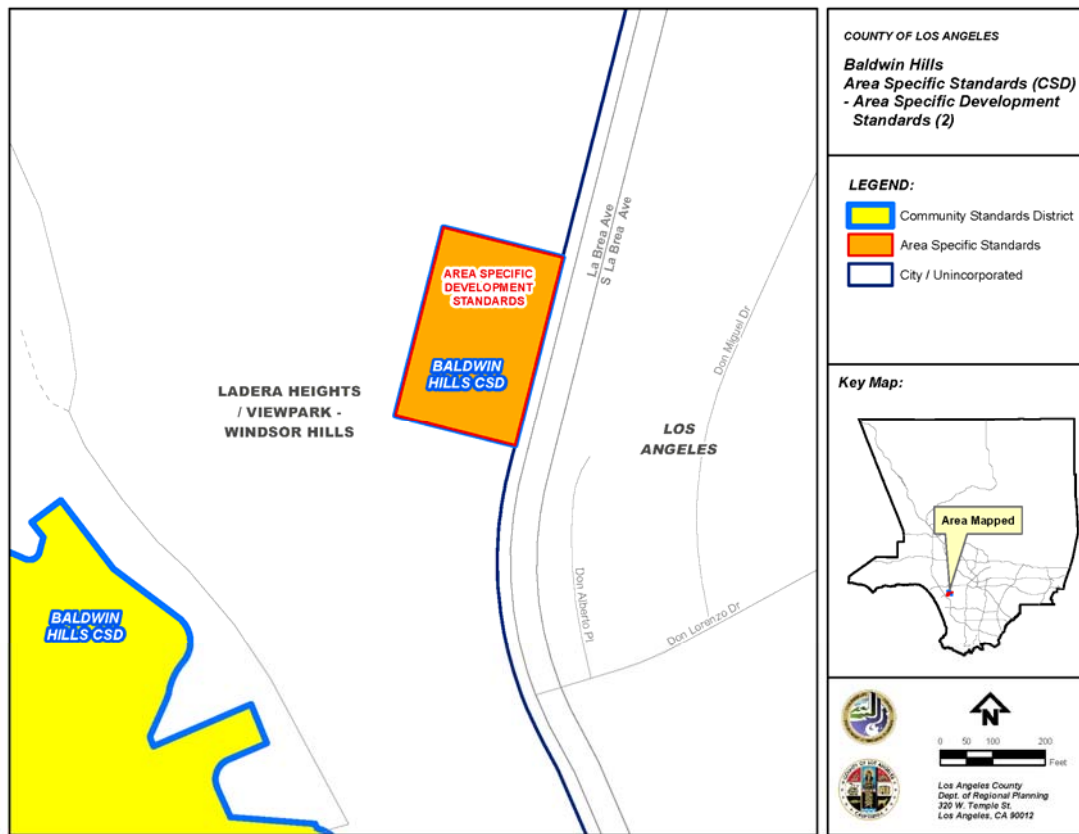
**FIGURE 22.310-A: BALDWIN HILLS CSD BOUNDARY**



**FIGURE 22.310-B:AREA SPECIFIC DEVELOPMENT STANDARDS (I)**



**FIGURE 22.310-C: AREA SPECIFIC DEVELOPMENT STANDARDS (2)**



## **Chapter 22.312      Castaic            Area            Community Standards District**

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### Sections:

22.312.010	Purpose
22.312.020	Definitions
22.312.030	District Map
22.312.040	Applicability
22.312.050	Application and Review Procedures
22.312.060	Community Wide Development Standards
22.312.070	Zone Specific Development Standards
22.312.080	Area Specific Development Standards
22.312.090	Modification of Development Standards

### **22.312.010      Purpose**

The Castaic Area Community Standards District ("CSD") is established to protect the rural character, unique appearance, and natural resources of the Castaic Area communities. This CSD also ensures that new development will be compatible with the Castaic area's existing rural neighborhoods and with the goals of the Santa Clarita Valley Area Plan. Finally, this CSD promotes the establishment of trucking-related businesses in locations where trucking activities presently occur, while ensuring that trucking businesses do not interfere with the community's residential character, circulation, and traffic patterns.

### **22.312.020      Definitions**

(Reserved)

### **22.312.030      District Map**

This CSD generally includes the existing communities of Castaic, Castaic Junction, Val Verde, Hasley Canyon, Hillcrest, and Paradise Ranch: the canyons of Charlie, Tapia, Romero, Sloan and Violin; the Valencia Commerce Center; the Peter Pitchess Detention Center; and the Northlake development and part of the Newhall Ranch development, both of which are governed by specific plans. The actual boundaries of this CSD are shown on Figure 22.312-A: Castaic CSD Boundary, at the end of this Chapter.

### **22.312.040      Applicability**

A. **Exemptions.** This CSD shall not apply to:

1. Areas within this CSD governed by a specific plan or development agreement that was approved prior to the effective date of the ordinance

- establishing this CSD, as long as such specific plan or development agreement is legally valid and has not terminated;
2. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete prior to the effective date of the ordinance establishing this CSD:
    - a. Building permits;
    - b. Tentative tracts and parcel maps;
    - c. General Plan and/or Area Plan amendments; and
    - d. Zone Changes, Conditional Use Permits, Variances, Ministerial and Discretionary Site Plan Reviews, or any other zoning permit applications.
  3. Existing buildings or structures, or any additions thereto, provided that:
    - a. Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the existing use; and/or
    - b. Any addition to such building or structure after the effective date of the ordinance establishing this CSD shall not cumulatively increase its existing floor area by more than 25 percent.

### **22.312.050 Application and Review Procedures**

- A. **Town Council Notification.** The Department shall provide notice by first-class mail twice a month to the secretary of the Castaic Area Town Council identifying all applications filed during the previous 15-day period for projects within this CSD that involve consideration of a:
  1. Zone Change;
  2. Land division;
  3. Conditional Use Permit;
  4. General Plan Amendment;
  5. Variance; or
  6. A freeway-oriented sign exceeding 25 feet in height.
- B. **Discretionary Site Plan Review.** Except as provided in Subsection C, below, applications for development within this CSD shall require a Discretionary Site Plan Review (Chapter 22.190) application, in order to determine if the proposed development complies with the provisions of this CSD. In addition to the requirements of Section 22.190.020 (Application and Review Procedures), the application must contain the following information:

1. A description of the property, with a map showing the topography of the land and the location of any drainage courses;
  2. The location and extent of the proposed development, and plans for the methods or devices intended to be used to prevent any erosion or flood hazard, including any necessary drainage plans, prepared by a civil engineer, showing an estimate of the quantity and frequency of runoff, runoff routing, and the character of soils, channel sections, and gradients; and
  3. Where landscaping is required by this CSD or by any other provision of this Title 22, a landscaping plan that is approved by the Department. The landscaping plan shall include:
    - a. A layout and list of existing plants, including their current condition, and any plants intended to be removed or added;
    - b. A description of the property's existing soil types so that the feasibility of re-vegetation can be assessed;
    - c. A re-vegetation plan, which primarily shall require use of locally indigenous vegetation, as defined in Section 22.312.060.H (Locally Indigenous Vegetation);
    - d. A covenant to be recorded against the property that all landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary; and
    - e. A description of a long-term maintenance program for all landscaping in the plan, with an emphasis on re-vegetated areas.
- C. **Exceptions.** An application for a Discretionary Site Plan Review (Chapter 22.190) pursuant to Subsection A, above, shall not be required if:
1. A different approval would be required by another provision of this CSD or this Title 22, provided the application in such other process contains sufficient information to determine compliance with this CSD;
  2. The project is a single-family residence, provided the creek preservation and maintenance provisions in Section 22.312.060.N (Creek Preservation Maintenance), are inapplicable; or
  3. The review would otherwise be necessary only to determine compliance with the exterior lighting standard described in Section 22.312.060.J (Lighting).

## **22.312.060 Community Wide Development Standards**

- A. **Signs.** In addition to the signs prohibited by Section 22.114.060 (Prohibited Signs), the following signs shall be prohibited:

1. Projecting business signs; and
2. Roof signs.

B. **Street Improvements.** In residential land divisions where at least 75 percent of the lots exceed a net area of 15,000 square feet, local streets shall comply with the following standards, as approved by the Department of Public Works and the Fire Department:

1. Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;
2. Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;
3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and
4. Regardless of lot size, street lights shall:
  - a. Have a mission bell shape or similar design consistent with the character of the community and shall be compatible in style and material with the poles on which they are mounted. Proposals from the Castaic Area Town Council will be considered for determining the appropriate style of street lights, provided these proposals are approved by the Department of Public Works and the local electric utility serving the area under consideration; and
  - b. Be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

C. **Trails.**

1. **In General.** Except as provided in Subsection C.4, below, all new land divisions, including minor land divisions, shall contain trails in accordance with the Master Plan of Trails ("Master Trail Plan") maintained by the Department of Parks and Recreation and consistent with the Santa Clarita Valley Area Plan. Input by the Santa Clarita Valley Trails Advisory Committee regarding trail development shall be considered by the Commission or Hearing Officer in reviewing land divisions. Trail construction shall be completed and approved by the Department of Parks and Recreation prior to the recordation of the final map for the land division.
2. **Trail Standards.** Trails built pursuant to this Subsection C shall satisfy the following minimum standards:
  - a. *Access Routes.* To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, access routes shall be provided from every new land division to a main trails network shown on the Master Trail Plan;

- b. *Multipurpose Use.* The trails shall accommodate both pedestrian and equestrian uses; and
  - c. *Equestrian Trails.* In addition to the trails otherwise required by this Subsection C, new land divisions with at least 75 percent of the residential lots equal or greater to 20,000 square feet in net area shall reserve an equestrian trail, approved by the Department of Parks and Recreation, that is eight feet in width and adjacent to a public right-of-way. The equestrian trail shall connect to a network of equestrian trails.
3. ***Trail Maintenance.*** All trails and access routes that are not required to be maintained by the Department of Parks and Recreation shall be maintained, subject to approval by the Department of Parks and Recreation, by a homeowner's association, to which the trail or access route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this Subsection C.3, the trails and access routes that must be constructed so as to be suitable for acceptance and maintenance by the Department of Parks and Recreation are those trails and access routes identified in the Master Trail Plan and the Santa Clarita Valley Area Plan, and those trails and access routes located on private property for which a trail easement has been dedicated to the County;
4. ***Alternative Trail Proposal.*** If it is infeasible for a subdivider to provide trails in accordance with the Master Plan or Santa Clarita Valley Area Plan, alternative trail proposals may be developed subject to the minor variation provisions in Subsection 22.312.090 (Modifications of Development Standards), below. The alternative trail proposal shall, to the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, be connected to a network of trails shown on the Master Plan and be approved by the Department of Parks and Recreation.

**D. Neighborhood Parks.**

1. Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 in Title 21 (Subdivisions) of the County Code, the Commission or Hearing Officer shall, to the greatest extent possible, require the subdivider of a residential land division to provide sufficient park space such that 90 percent of all residential lots within the land division are within one-half mile of a neighborhood park that has a minimum size of two acres.



2. In complying with Subsection 21.24.350.B in Title 21 for land divisions that contain more than 50 lots, the Commission or Hearing Officer shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.
  3. Neighborhood park space provided pursuant to this Subsection D, shall be maintained either by the Department of Parks and Recreation, or by a Landscaping and Lighting Act District, as determined by the Department of Parks and Recreation.
- E. **Hillsides.** In addition to the applicable requirements of Chapter 22.102 (Hillside Management and Significant Ecological Areas), the following standards shall apply to development within a "hillside management area," as defined in Division 2 (Definitions):
1. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;
  2. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;
  3. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;
  4. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in Subsection H, below;
  5. In addition to the requirements of Subsection F, below, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart; and
  6. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:
    - a. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;
    - b. Grading or brushing for vegetation clearance by a public utility from its right-of-way;
    - c. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or
    - d. Grading or brushing approved under a Hillside Management Conditional Use Permit pursuant to Chapter 22.102 (Hillside Management and Significant Ecological Areas),
- F. **Significant Ridgeline Protection.**

1. **Significant Ridgelines Categories.** For purposes of this CSD, significant ridgelines shall consist of primary and secondary ridgelines. The location of these primary and secondary ridgelines, and the standards for their designation, are shown on the official Significant Ridgeline Map prepared and maintained by the Department and on Figure 22.312-B, not drawn to scale, at the end of this Chapter.
2. **Development Restrictions on Significant Ridgelines.** Except as provided in Subsection F.3, below, no development, grading, construction, or improvements shall be allowed on:
  - a. A significant ridgeline;
  - b. Within a 50-foot radius from every point on the crest of a primary ridgeline; or
  - c. Within a 25-foot radius from every point on the crest of a secondary ridgeline.
3. **Significant Ridgeline Exemptions.** Provided an approval is obtained pursuant to Subsection F.4, below, the following structures or uses may be permitted on significant ridgelines, or within the respective 50-foot and 25-foot restricted areas surrounding such significant ridgelines:
  - a. Accessory buildings or structures;
  - b. Additions and/or modifications to an existing single-family residence;
  - c. New single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lot;
  - d. Open spaces, conservation areas, parks, recreation areas, and/or trails;
  - e. Water tanks or transmission facilities;
  - f. Architecturally superior structures, other than new single-family residences, which maximize the aesthetic appeal of the hillsides and significant ridgelines, and minimize the disturbance of the natural setting; and
  - g. Roads providing access to any of the structures or uses described in Subsections F.3.d through F.3.f, above.
4. **Significant Ridgeline Exemption Approval.**
  - a. No exemption under Subsection F.3, above, shall be allowed unless the applicant obtains approval of:
    - i. A Discretionary Site Plan Review pursuant to Section 22.312.050 (Application and Review Procedures), for structures or uses described in Subsection F.3.a through F.3.c, above; or

- ii. A Conditional Use Permit (Chapter 22.158), for structures or uses described in Subsections F.3.d through F.3.f, above. The application for the Conditional Use Permit must contain the information either required by or described in Section 22.158.030 (Application and Review Procedures) and, where applicable, Section 22.102.040 (Additional Contents of Application) and Section 22.102.050 (Calculation of Thresholds in Nonurban Hillside Management Areas).
- b. In addition to any information required by Subsection F.4.a, above, an application for a significant ridgeline exemption request shall also demonstrate that the proposed use:
  - i. Is compatible with adjacent uses, the character of the neighboring community, and the goals and policies of the General Plan;
  - ii. Will leave the crest of the significant ridgeline in its natural state;
  - iii. Is designed to minimize the amount of grading necessary and will use landscaping to minimize the visual impact of the project;
  - iv. Will not be materially detrimental to the visual character of the neighborhood or the Castaic communities;
  - v. Will not impede the normal and orderly development of surrounding properties and will not promote encroachments on significant ridgelines; and
  - vi. Will not degrade the visual integrity of the significant ridgeline, as verified through submission of a precise illustration and depiction.

**G. Clustering.**

- 1. Except in the Hasley Canyon Area and Violin Canyon Area, as described in Section 22.312.080.B (Area 2 – Hasley Canyon Area) and Section 22.312.080.C (Area 3 – Violin Canyon Area), respectively, clustering may be allowed in this CSD under the conditions described in Subsection G.2, below, provided the applicant obtains a Conditional Use Permit (Chapter 22.158), and in accordance with Section 22.140.160 (Density-Controlled Developments).
- 2. Clustering is allowed within this CSD only if findings are made that clustering can:
  - a. Reduce grading alterations;
  - b. Preserve native vegetation;
  - c. Preserve unique land features;
  - d. Preserve open space;
  - e. Enhance recreational areas; and/or

- f. Protect view corridors and view sheds.
- 3. If clustering is permitted pursuant to this Subsection G, the provisions of Section 22.312.070.A.1 (Lot Size) shall not apply.
- H. **Locally Indigenous Vegetation.** The removal or destruction of locally indigenous vegetation is prohibited on a lot one acre or greater in size, where the area of removal or destruction is greater than ten percent of the lot. For purposes of this Subsection H, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by the Department. This Subsection H shall not apply to the removal or destruction of locally indigenous vegetation:
  - 1. That is necessary to comply with County regulations relating to brush clearance for fire safety or is otherwise required by the Fire Department;
  - 2. On a publicly owned right-of-way;
  - 3. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;
  - 4. For work performed under a permit issued to control erosion or flood hazards; or
  - 5. That poses a hazard to persons or property, as determined by the Fire Department.
- I. **Fences.** Fences along any public or private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) and shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.
- J. **Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).
- K. **Water Tanks.** Water tanks shall be screened from public view by fast-growing, drought tolerant native tree species or by an earth berm landscaped with locally indigenous vegetation as described in Subsection H, above. The selection of appropriate native vegetation and fast growing tree species shall be subject to approval by the Director. Water tanks shall also be painted to match, as near as possible, the color of the surrounding landscaping or trees used to screen them.
- L. **Wireless Telecommunication Facilities.** Wireless telecommunication facilities shall be subject to the following standards:
  - 1. Ground-mounted facilities shall be required to co-locate and shall be designed to resemble trees; and

2. Building-mounted facilities shall be required to co-locate and match, as near as possible, the color of the building and its architecture.
- M. **Trucking.** Uses which principally serve or sell supplies to or for tractor-trucks or their drivers shall be prohibited, except within the Trucking District described in Section 22.312.080.A (Area 1 – Trucking District), and subject to the standards contained therein.
- N. **Creek Preservation and Maintenance.** Channelization of the Castaic, Hasley Canyon, Violin Canyon, Tapia Canyon, Charlie Canyon, San Martinez Grande Canyon, and San Martinez/Chiquito Canyon creeks shall be permitted provided:
1. Appropriate mitigation measures are implemented, as approved by the Departments of Public Works and Regional Planning, to preserve the indigenous habitats of the creeks and to protect the aesthetics of the creek settings. In formulating such mitigation measures, input from the Castaic Area Town Council and state and federal agencies with expertise in this field shall be considered;
  2. The channels are maintained with soft bottoms;
  3. The channel sides slope downward such that, at each cross-section along the length of the channel, the channel has a trapezoidal configuration;
  4. Channel bank materials are matched with local soils and stone for color and texture compatibility;
  5. Adequate setbacks are incorporated to allow for the preservation or replanting of locally indigenous vegetation, as defined in Subsection H, above; and
  6. To the greatest extent possible, watercourses shall flow naturally within the full width of the improved natural flood plain.
- O. **Oak Tree Protection.** Notwithstanding the exemptions from publishing and hearing contained in Section 22.176.040.B (Type II Review), respectively, an application for an Oak Tree Permit for the removal or relocation of one oak tree in conjunction with a single-family residence use, which use is permitted in the applicable zone, shall require publishing and hearing as otherwise required in Section 22.176.040.C (Type IV Review).

## **22.312.070 Zone Specific Development Standards**

### **A. Residential and Agricultural Zones.**

1. **Lot Size.** Except in the Hasley Canyon Area and Violin Canyon Area, as described, respectively, in Section 22.312.080.B (Area 2 – Hasley Canyon Area) and Section 22.312.080.C (Area 3 – Violin Canyon Area), single-family residential lots created by a new land division shall:

- a. Contain a minimum area of 7,000 square feet;
- b. Have an average lot size of at least 10,000 square feet for the subdivision, except as provided in Subsection A.1.d, below. In calculating the average lot size, an open space lot, which for the purposes of this Subsection A.1 includes dedicated open and park space, shall be counted in inverse proportion to its slope, according to the following formula and using the values provided in Table 22.312.070-A below.

$$AL = (RA + (OA \times OSC)) / L$$

Where,

AL = Average single-family residential lot size (acreage);

L = Number of single-family residential and open space lots in the subdivision;

RA = Total number of single-family residential acres in the project;

OSC = The percentage amount of open space acreage in the project to be counted; and

OA = The total amount of open space acreage.

<b>TABLE 22.312.070-A:OPEN SPACE AREA</b>		
<b>O.S Lot % Slope</b>	<b>O.S Lot Acreage</b>	<b>O.S Area Counted</b>
<i>Sl.</i>	<i>OA</i>	<i>OSC</i>
0-24.99%	OA	100%
25-49.99%	OA	50%
<50%	OA	0%

- c. Have no more than 43 percent of the lots with the minimum size of 7,000 square feet.
- d. Subsection A.1.b, above, shall not apply to new land divisions that are in an urban land use plan classification and adjacent to the Interstate 5 transportation corridor, as shown in the Santa Clarita Valley Area Plan.

## 2. **Buffer Areas.**

- a. Buffer areas shall exist between:
  - i. Single-family residential uses and multi-family residential uses;
  - ii. Single-family residential uses and condominium uses; and
  - iii. Single-family residential uses where the lot size is less than 10,000 square feet, and single-family residential uses where the lot size is greater than or equal to 15,000 square feet.

- b. For purposes of this Subsection A.2, buffer areas can consist of natural features, such as hills, creeks, or rivers, or they can consist of berms, parks, green belts, or trees.

**B. Commercial and Industrial Zones.**

1. **Business Signs.** Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs).
  - a. *Applicability.* The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.
  - b. *Prohibited Signs.* Pole signs shall be prohibited.
  - c. *Wall Business Signs.* All businesses shall be permitted one wall business sign for each street, highway, or parkway on which the business fronts. One additional wall business sign shall be allowed for each secondary public entrance. Wall business signs shall have the following attributes:
    - i. A wall sign area no larger than one and one-half square foot for every linear foot of the building frontage for that business. For secondary public entrance signs, the wall sign area shall not exceed half of the area of the smallest primary wall business sign; and
    - ii. A height that does not extend above the highest point of the business' roof or parapet for the portion of the building in which the business is located.
  - d. *Freestanding Business Signs.* All businesses shall be allowed one freestanding business sign if it is located on a lot that has at least 100 feet of cumulative street frontage. If the business has at least 500 feet of cumulative street frontage, it shall be allowed one additional freestanding business sign. The sign shall be located in a manner that does not impede traffic or line of sight visibility. Freestanding business signs shall have the following additional attributes:
    - i. A maximum sign area of 40 square feet per freestanding business sign. Notwithstanding the foregoing, the Director may approve a maximum sign area of 96 square feet per freestanding business sign for commercial developments with at least five acres in size or provided the Director makes a finding that visibility of the freestanding business sign is restricted due to location;
    - ii. A maximum height of six feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum of eight feet measured in the manner just described for commercial developments at least five

acres in size or provided the Director makes a finding that the visibility of the freestanding business sign to potential patrons is restricted due to location; and

- iii. A minimum setback of three feet from any street or public right-of-way.
- e. *Incidental Business Signs.* Incidental business signs as described in Section 22.114.160 (Incidental Business Signs) shall be allowed but shall be subject to the following limitations:
  - i. Every business shall be allowed only one incidental business sign;
  - ii. Incidental business sign shall be wall-mounted below the roofline; and
  - iii. Incidental business signs shall have a maximum face area of two square feet.
- f. *Freeway-Oriented Signs.* Freeway-oriented signs shall be allowed only on lots along Interstate 5 Freeway, west of Castaic Road and east of Old Road. In addition, a business shall be allowed only one freeway-oriented sign for every lot. Freeway-oriented signs shall have:
  - i. A maximum of two sides;
  - ii. A maximum face area of 200 square feet per side; and
  - iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum height of 35 feet measured in the manner just described, provided that the Director makes the finding described in Section 22.114.130.B.2.a (Findings and Decision).
- g. *Shopping Center Signs.*
  - i. New shopping centers with at least five tenants shall prepare a master sign plan for the purpose of establishing a common design theme for the shopping center before any business sign is erected in such shopping center. The master sign plan shall allow only one monument sign, as described in Subsection B.1.g.ii, below. All signs depicted in and established pursuant to the master sign plan shall comply with sign requirements of this CSD. Upon approval of the master sign plan by the Director, all signs in the shopping center shall conform to the master sign plan.
  - ii. For purposes of this Subsection B.1.g, a monument sign shall be defined as a two-sided freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the adjacent grade. No part of the sign face or sign structure can



be more than 12 feet in height measured vertically from the ground level at the base of the sign. The width of the sign shall not exceed four feet, and the top of the sign structure can be no more than 120 percent of the width of the base.

2. **Architectural Standards.**

- a. All commercial buildings, except those in an industrial park, shall have Spanish, Southwestern, or Mediterranean architecture, with a tile roof.
- b. Mirrored glass shall be prohibited on outside building surfaces.

3. **Circulation Areas.**

- a. *Paving.* Pedestrian circulation areas and driveway entrances on private property shall be paved with brick or paver tiles.
- b. *Pedestrian Amenities.* For commercial and mixed-use developments, at least two pedestrian amenities shall be provided. Examples of these pedestrian amenities include, but are not limited to:
  - Benches;
  - Bicycle racks;
  - Outdoor lights;
  - Drinking fountains;
  - Landscaped buffers;
  - Newsstands;
  - Planter boxes;
  - Trash receptacles; and/or
  - Landscaped trellises or breezeways between businesses.

4. **Setbacks.** Except as provided in Section 22.312.080.B.3.b (Commercial and Industrial Zones) for the Val Verde Area, the following setback standards shall apply in Commercial and Industrial Zones:

- a. All buildings, structures, and circulation areas, including parking lot aisles, shall have a minimum setback from the front property line of 10 feet in Industrial Zones and 20 feet in Commercial Zones. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of setback landscaped area;
- b. In Commercial Zones, vehicle driveways, pedestrian pathways, and outdoor dining and street furniture, such as chairs, tables, benches, and bicycle racks, shall be permitted in setback areas, provided that a minimum of ten percent of the entire site's net area is landscaped; and

- c. Structures that adjoin or face any non-industrially or non-commercially zoned lot, or adjoin or face a parcel containing a non-industrial or non-commercial use, shall:
  - i. Have a minimum setback of 25 feet from any property line(s) adjoining or facing such lot. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 15 feet along the property line that is adjacent to or closest to the non-industrially or non-commercially zoned or used parcel. If a 25-foot setback is infeasible due to the size of the lot, as determined by the Director, a solid masonry wall shall be built half-way between the building and the property line. The wall shall be a minimum of six feet in height in Commercial Zones and eight feet in height in Industrial Zones and shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.
  - ii. Locate vehicle access, circulation, parking, and loading areas as far as possible from adjoining residential uses.
- 5. **Lot Coverage.** Except in Zones CPD and MPD, all new structures shall have a maximum lot coverage of 70 percent of the lot's gross area.
- 6. **Height.** Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 35 feet above grade if located within 500 feet of a residentially or agriculturally zoned property.
- 7. **Outdoor Activities and Storage.** All principal uses within 500 feet of a residentially or agriculturally zoned property that are conducted outside an enclosed structure or involve outdoor storage shall require a Conditional Use Permit (Chapter 22.158).

## 22.312.080 Area Specific Development Standards

### A. Area 1—Trucking District.

- 1. **Purpose.** This area is established to encourage and protect truck-related activities and services, while at the same time insuring that such activities and services do not interfere with the circulation and traffic patterns in the Castaic area communities.
- 2. **Area Description.** The boundaries of this area are shown on Figure 22.312-C:Area 1 – Trucking District, at the end of this Chapter.
- 3. **Prohibited Uses.** Residential uses shall be prohibited in the Trucking District.
- 4. **Parking.** In addition to the applicable requirements of Chapter 22.112 (Parking), any business that principally serves or sells supplies for tractor-

trucks or their drivers shall provide at least two off-street tractor-truck parking spaces. The tractor-truck parking spaces shall comply with the following standards:

- a. *Location.* Tractor-truck parking shall be located either on the same lot as the principal business or on an adjacent, separate lot. If the parking is provided on a separate lot, a covenant shall be recorded, restricting the applicable portion of the property's use to parking for the benefit of the principal business. The separate lot shall be within 1,000 feet from the principal business, measured from the business to the main entrance on the separate lot for the parking. Wherever practical and subject to the requirements of this Chapter, businesses shall share a common area to meet their off-street tractor-truck parking requirements;
- b. *Size.* Each tractor-truck parking space shall have a minimum size of 10 feet by 75 feet;
- c. *Paving.* All tractor-truck parking areas shall be paved with a hard, durable surface material, as required by Section 22.112.110.D (Surfacing).
- d. *Access.* Off-street tractor-truck parking spaces shall be accessible to and offer ingress and egress from Castaic Road, Parker Road, Ridge Route Road, and/or Lake Hughes Road. Parking entrances for tractor-truck parking shall be located at least 500 feet away from any school, church, park, or recreation or residential area. Maneuvering and turn-around areas shall be provided on the lot where the parking space is located, and signs shall be posted requiring tractor-trucks to enter and exit the lot front-forward without backing or maneuvering on the public right-of-way;
- e. *Barriers Along Castaic Road.* Where tractor-truck parking or loading areas are on lots adjoining Castaic Road, a barrier shall be built along the entire adjoining property line of that lot. The barrier shall not block any driveway, walkway, or other necessary opening, and shall consist of a minimum 30-inch high masonry or concrete block wall or a minimum four-foot landscaped buffer area measured from the property line. Where the barrier adjoins a driveway, a 10-inch in diameter, 30-inch high, concrete-filled steel pipe or equivalent protective device(s) shall be installed vertically at each point that the barrier meets the driveway;
- f. *Buffers.* Any lot that is used partially or entirely for tractor-truck parking that does not adjoin Castaic Road but adjoins a lot that is used for some other purpose shall have a buffer along the entire length of that adjoining property line. The buffer shall consist of a minimum 10-foot high solid masonry wall set back 10 feet from the adjoining property

line. The setback area shall be landscaped with locally indigenous vegetation as defined in Section 22.312.060.H (Locally Indigenous Vegetation), and the wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d; and

- g. *Nonconforming Uses.* All legally existing nonconforming parking spaces shall be brought into compliance with this Subsection A.4 upon a change in ownership or control of the principal business using such parking spaces, or within three years from the effective date of the ordinance establishing this CSD, whichever occurs first.

**B. Area 2—Hasley Canyon Area.**

1. **Purpose.** This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek.
2. **Area Description.** The boundaries of this area are shown on Figure 22.312-D:Area 2 – Hasley Canyon Area, at the end of this Chapter.
3. **Clustering.** Density transfer or clustering shall be prohibited in this area.
4. **Lot Size.** Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet.
5. **Setbacks.** New residential lots and existing legal lots as of the effective date of the ordinance establishing this CSD that have a minimum gross area of two acres where no residence has yet been built, shall have a minimum front and rear yard setback of 25 feet, and a minimum side yard setback of 10 feet.

**C. Area 3—Violin Canyon Area.**

1. **Purpose.** This area is established to protect one of the least developed and most rugged parts of the Castaic area. It contains the Palomas Canyon and Violin Canyon creeks and serves as a unique habitat for many species of fauna and flora.
2. **Area Description.** The boundaries of this area are shown on Figure 22.312-E:Area 3 – Violin Canyon Area, at the end of this Chapter.
3. **Development Standards.** The standards prescribed for the Hasley Canyon Area in Subsection B, above, shall also apply to the Violin Canyon Area.

**D. Area 4—Val Verde Area.**

1. **Purpose.** This area is established to ensure that new development is consistent with Val Verde's existing unique character. The area's unique features include small rural lots, rolling hills covered by chaparral vegetation and scattered canyon oaks, and relative isolation.
2. **Area Description.** The boundaries of this area are shown on Figure 22.312-F:Area 4 – Val Verde Area, at the end of this Chapter.
3. **Zone Specific Development Standards.**
  - a. *Residential and Agricultural Zones.* New residential land divisions shall comply with the following standards:
    - i. Street improvements. Regardless of lot size, local streets shall be allowed to use inverted shoulders with concrete flow line design where possible; and
    - ii. Street lights. In addition to the requirements in Section 22.312.050.B.4 (Street Improvements), street lights in this area shall conform, to the greatest extent possible, to the rural character of the Val Verde community. Proposals from the Castaic Area Town Council and the Val Verde Civic Association will be considered by the Director in determining the appropriate style of street lights, provided these proposals are approved by the Department of Public Works and the local electric utility serving the area under consideration.
  - b. *Commercial and Industrial Zones.* For lot sizes less than 5,000 square feet, where such size prevents a commercial structure from satisfying one or more of the standards set forth in Section 22.312.070.B.4 (Setbacks), the following standards shall be substituted for the standards described therein:
    - i. The structure shall have a minimum front setback of five feet from the property line. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of landscaped area, or one 15-gallon tree every 15 feet, whichever results in more trees; and
    - ii. Structures on lots that adjoin or face a non-industrially or non-commercially zoned property or use shall have:
      - (1) A minimum setback of five feet from each property line that adjoins or faces the non-industrially or non-commercially zoned property or use. The setback shall be landscaped in the same manner as provided in Subsection D.3.b.i, above; and
      - (2) If the landscaped setback described in Subsection D.3.b.ii.(1), above, is not feasible along the front property line, a minimum six-foot high solid masonry wall shall be placed in the

landscaped setback, parallel to and at half the distance between the front property line and the building. This wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.

**E. Area 5—Castaic Creek Area.**

1. **Purpose.** This area is established to protect one of the few examples of a braided channel creek system, which was once a fairly common feature of the Southern California landscape.
2. **Area Description.** The boundaries of this area are shown on Figure 22.312-G:Area 5 – Castaic Creek Area, at the end of this Chapter.
3. **Creek Protection.** In addition to complying with Section 22.312.060.N (Creek Preservation and Maintenance), all development in this area shall require a Conditional Use Permit (Chapter 22.158) in the same manner, and under the same terms and conditions, as development in a significant ecological area would require under Chapter 22.102 (Hillside Management and Special Ecological Areas).

**F. Area 6 and Area 7- Newhall Ranch and Northlake Areas.**

1. **Area Description.** The boundaries of these areas are shown on Figures 22.312-H:Area 6 – Newhall Ranch Specific Plan Area and 22.312-I:Area 7 – Northlake Specific Plan Area, at the end of this Chapter.
2. **Exemption.** Development in these areas shall be governed by the Newhall Ranch Specific Plan and the Northlake Specific Plan, respectively, including any amendments thereto. Lots in these areas shall be exempt from the provisions of this CSD as long as the respective specific plan or any of its amendments are in effect as to those lots.

## **22.312.090 Modification of Development Standards**

**A. Minor Variations.**

1. **Findings.** The Director may permit minor variations from the community wide development standards specified in Section 22.312.060.C.4 (Alternate Trail Proposal) and Section 22.312.060.E through M and the zone specific development standards specified in Section 22.312.070.B.2 (Architectural Standards) and B.3 (Circulation Areas), where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:
  - a. The application of these standards would result in practical difficulties or unnecessary hardships;

- b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Castaic Area;
  - c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals and policies of the Santa Clarita Valley Area Plan or this CSD; and
  - d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to Subsection A.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for purposes of this Subsection.
- 2. **Application.** The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.
- 3. **Notice.** Notification shall comply with Chapter 22.190 (Site Plan Review, Discretionary), except where modified by this Subsection A.3. Notice shall be mailed to:
  - a. All owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property;
  - b. The neighboring property owners on the list provided by the applicant pursuant to Subsection H.2.a, above;
  - c. All "occupant(s)" of the neighboring properties where the mailing address of a property owner on the above list is different from the address of the neighboring property;
  - d. All community organizations that request notification of pending applications including, but not limited to, the Castaic Area Town Council and the homeowners associations within the boundaries of this CSD; and
  - e. Such other persons as the Director deems appropriate whose property could be affected by the minor variation.
- 4. **Decision.**
  - a. The Director shall approve the application where no more than two letters of opposition are received pursuant to Subsection A.3, above, where the application complies with the provisions of Section 22.190.020 (Application and Review Procedures), and where the Director determines that the application has satisfactorily demonstrated the matters required by Subsection A.1, above. If the

Director approves the application, the Director shall notify the applicant and all persons identified in Subsections A.3.a through A.3.d, above, of the decision in writing, which notice shall also indicate that any such person may file an appeal with a request for a public hearing before the Commission within ten days of receipt of such notice.

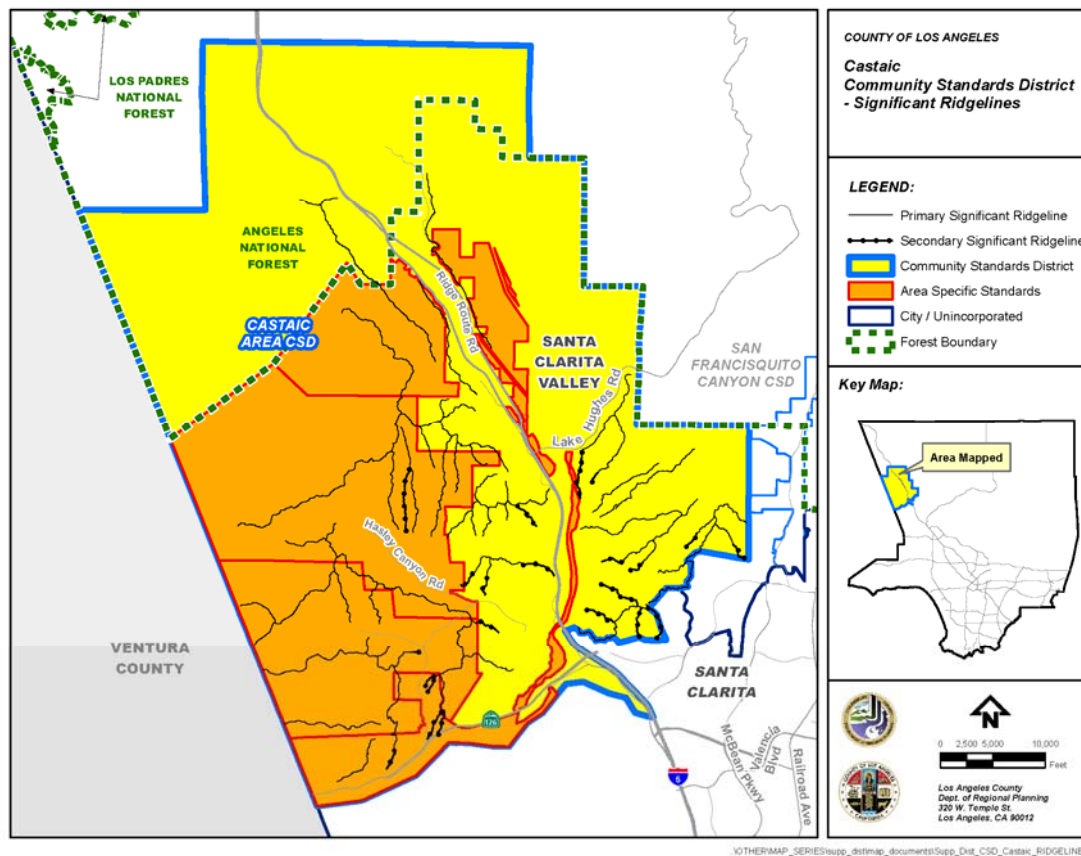
- b. If the Director denies the application for any reason, the Director shall notify the same persons as identified in Subsection A.4.a., above, of the decision in writing, which notice shall also indicate that the applicant may file an appeal and a request for a public hearing before the Commission within 30 days after the applicant receives such notice. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing equal to that required for a Site Plan Review for Modification of Development Standards in Community Standards Districts.

**B. Other Variations.** If a proposed project is located in a Residential Planned Development or a Specific Plan Zone and can be found consistent with the goals of this CSD, the development standards herein may be modified, if the applicant obtains a Conditional Use Permit (Chapter 22.158), and substantiates the findings provided in Section 22.158.050 (Findings and Decision), and further demonstrates that the project satisfies the following:

1. **Compatibility.** The project must be compatible with existing adjoining land uses;
2. **Significant Public Benefit.** The project must provide significant public benefit beyond that already required by some other provision of this Title 22. Examples of projects that comply with this requirement include, but are not limited to, projects that offer additional open space, natural habitat areas, recreation facilities, trails, and/or cultural or educational facilities;
3. **Substantial Community Support.** The project must have substantial community support. For purposes of this requirement, substantial community support requires at least two-thirds of all written comment letters received from residents, property owners, and businesses within 1,000 feet from the project boundary to support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified. The position of elected community organizations such as the Castaic Area Town Council will be considered and counted as one comment letter in determining substantial community support, provided it is the formal position of the governing board of such organization; and
4. **Significant Ridgeline.** The project must not disturb any significant ridgeline, as described in Section 22.312.060.F (Significant Ridgeline Protection).

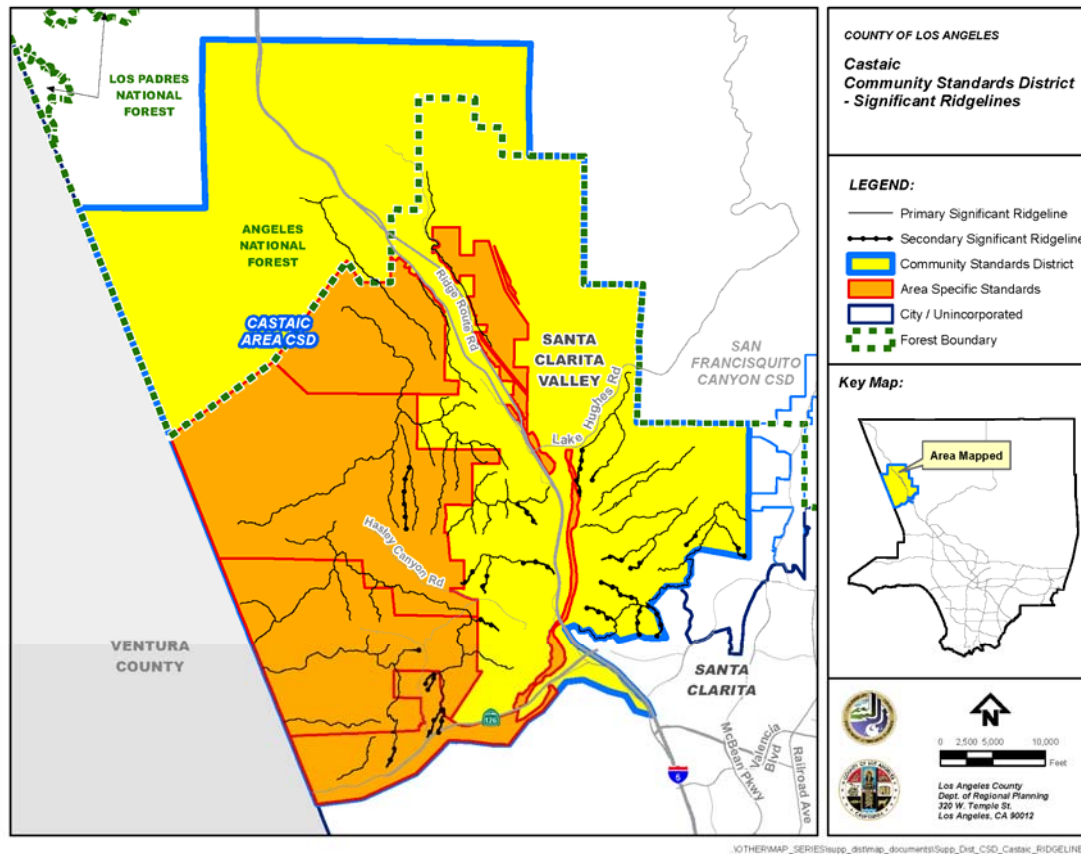


### FIGURE 22.3 | 2-A: CASTAIC CSD BOUNDARY

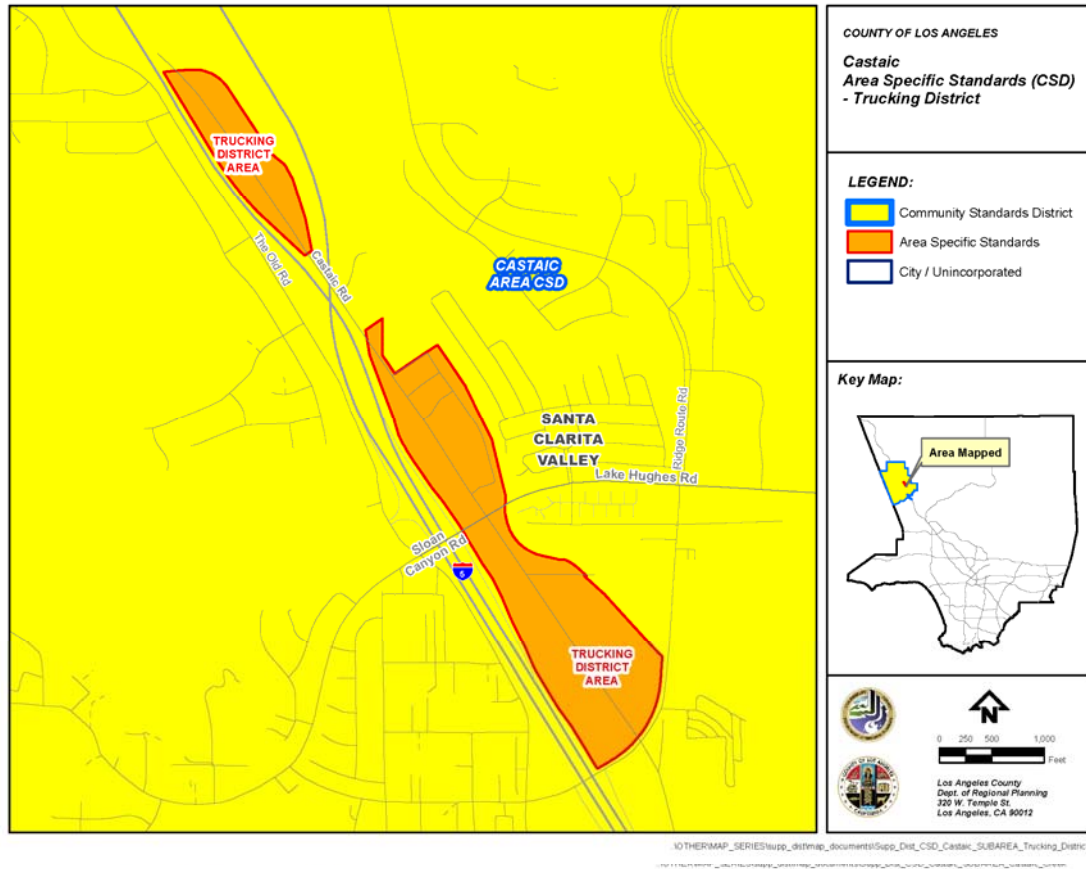


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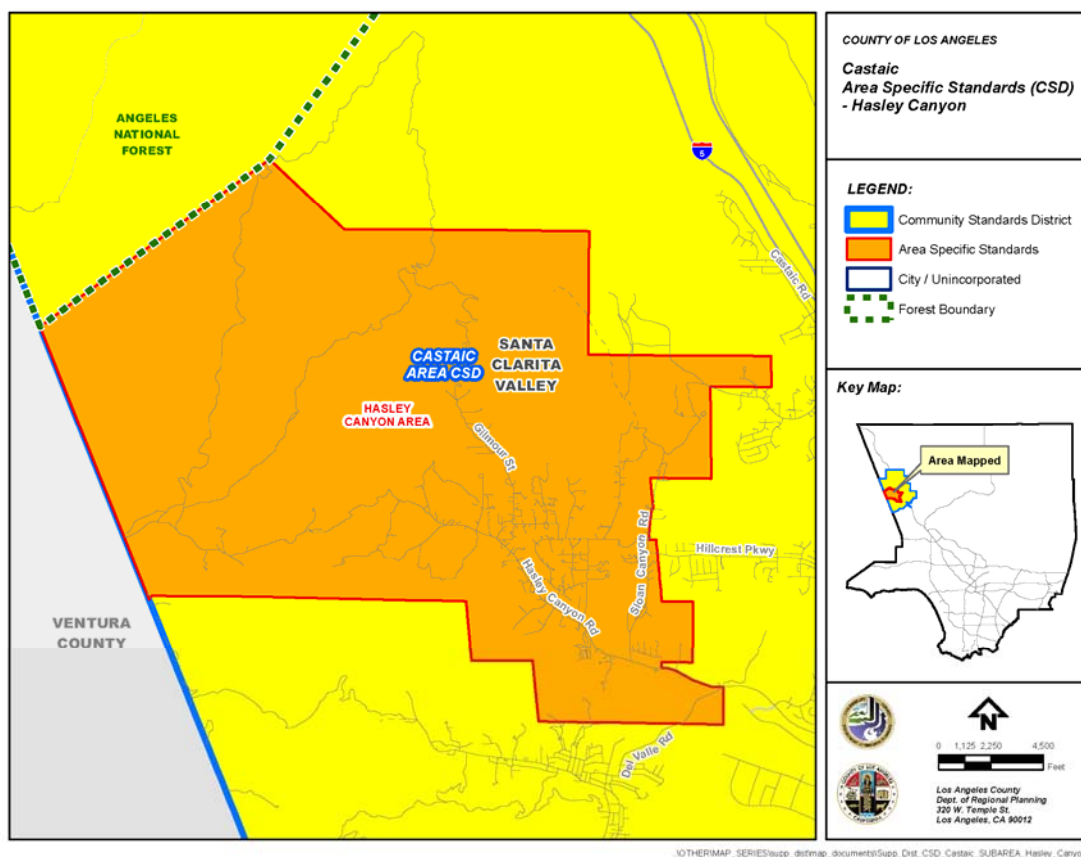
**FIGURE 22.312-B:SIGNIFICANT RIDGELINES**



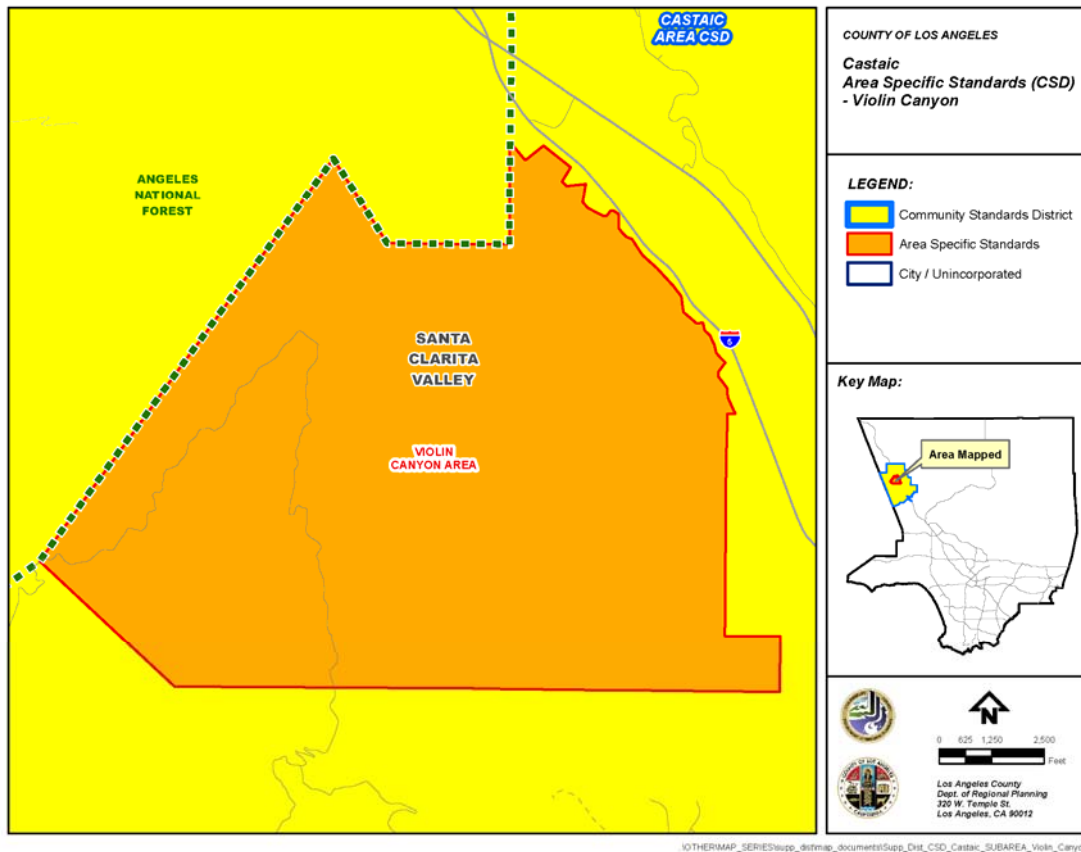
**FIGURE 22.312-C:AREA I – TRUCKING DISTRICT AREA**



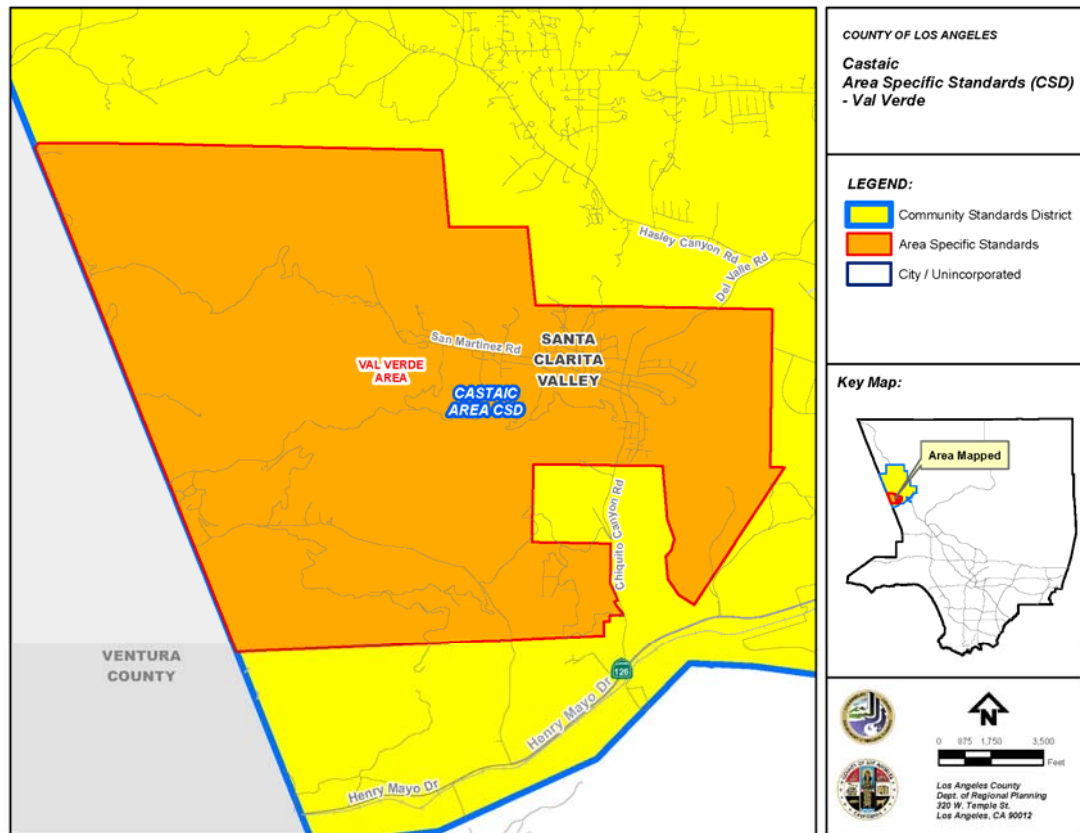
**FIGURE 22.312-D:AREA 2 - HASLEY CANYON AREA**



**FIGURE 22.312-E:AREA 3 – VIOLIN CANYON AREA**

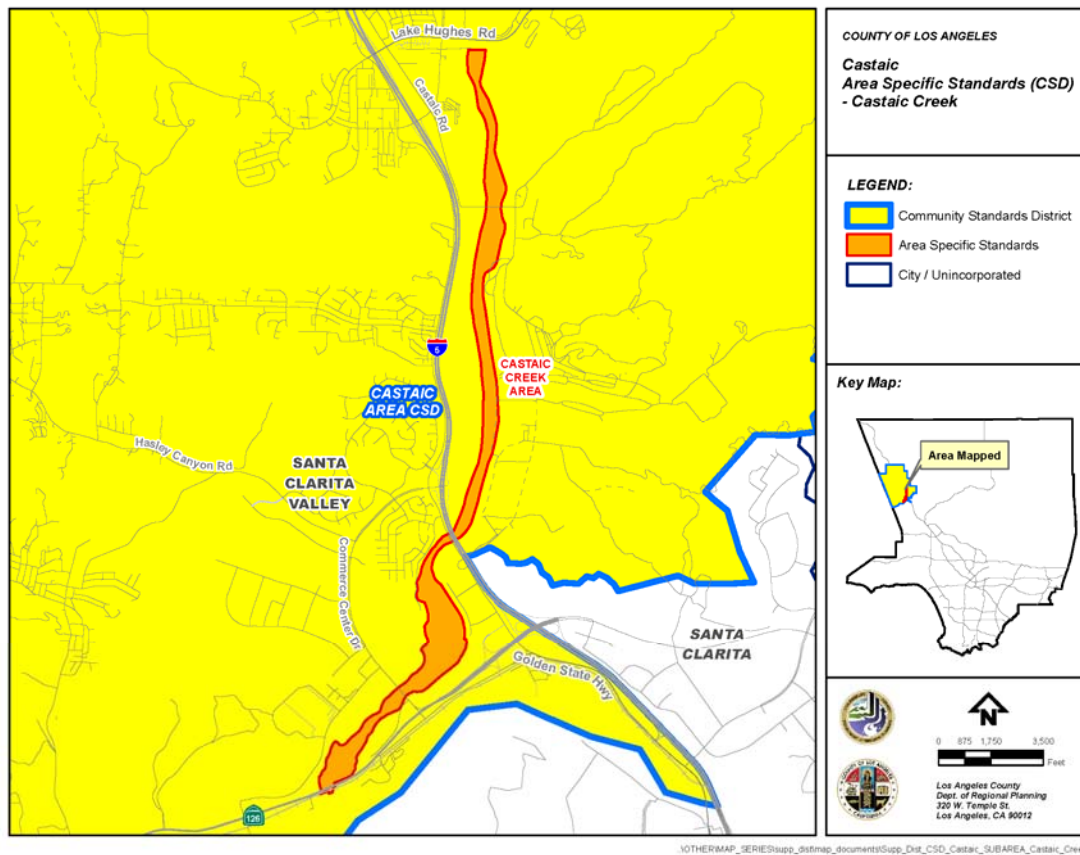


**FIGURE 22.312-F:AREA 4 – VAL VERDE AREA**

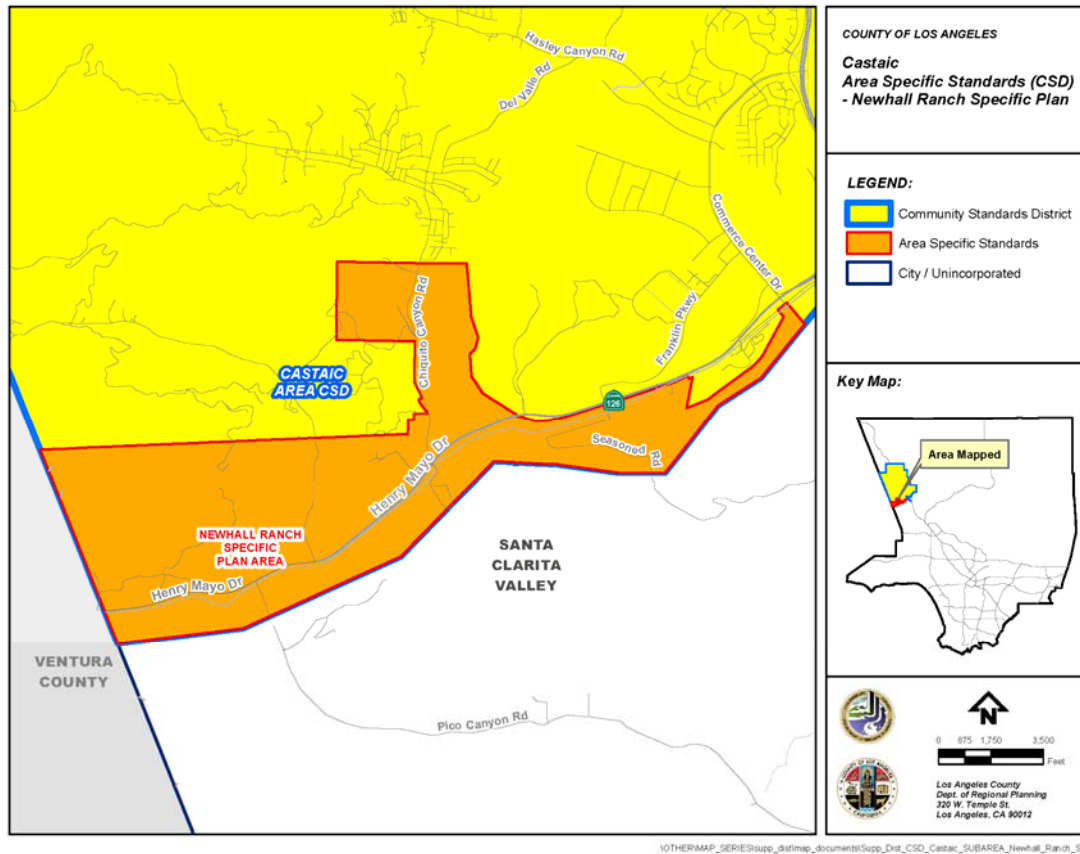


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**FIGURE 22.312-G:AREA 5 - CASTAIC CREEK AREA**

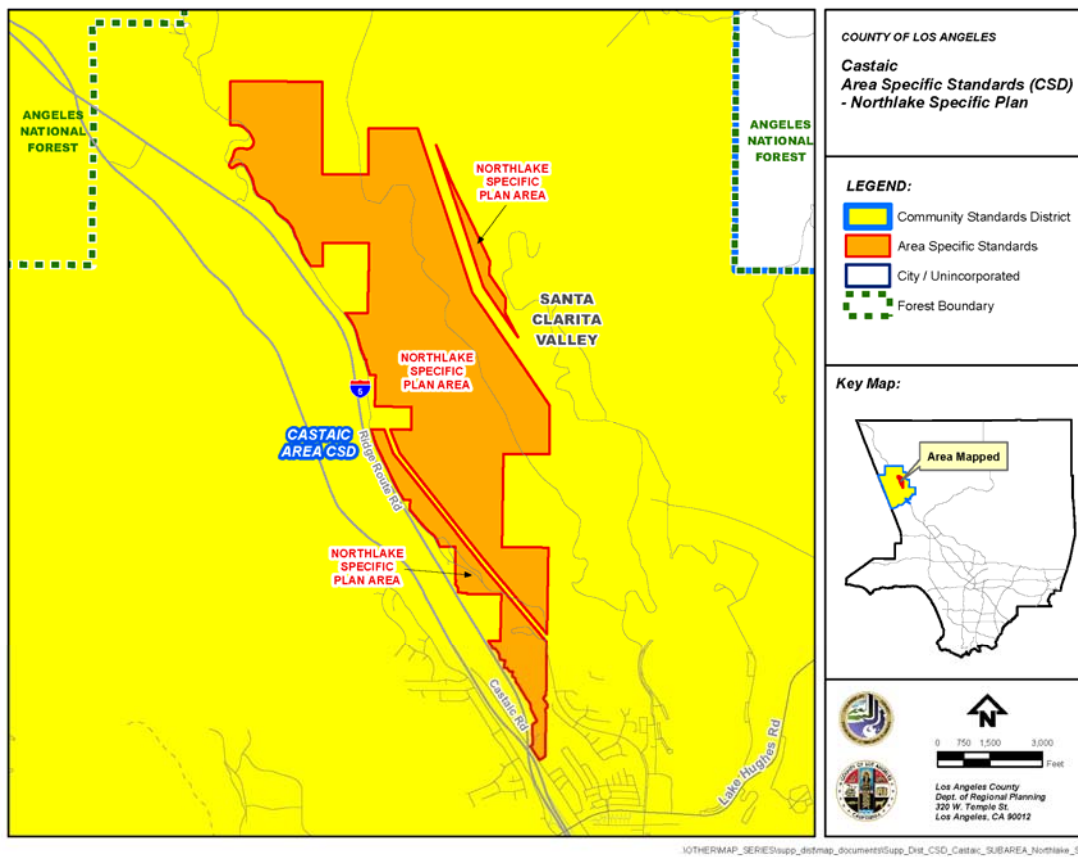


**FIGURE 22.312-H:AREA 6 – NEWHALL RANCH SPECIFIC PLAN AREA**





**FIGURE 22.312-I: AREA 7 – NORTHLAKE SPECIFIC PLAN AREA**



## **Chapter 22.314 Cerritos Island Community Standards District**

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### Sections:

22.314.010	Purpose
22.314.020	Definitions
22.314.030	District Map
22.314.040	Applicability
22.314.050	Application and Review Procedures
22.314.060	Community Wide Development Standards
22.314.070	Zone Specific Development Standards
22.314.080	Area Specific Development Standards
22.314.090	Modification of Development Standards

### **22.314.010 Purpose**

The Cerritos Island Community Standards District ("CSD") is established to help mitigate impacts that are caused by, or may be caused by, cumulative residential development on existing undersized lots with limited street access. This CSD is also established to ensure that new residential structures are compatible in size and scale with the characteristics of the existing residential neighborhood and to establish a more rigorous review procedure for modification of standards.

### **22.314.020 Definitions**

(Reserved)

### **22.314.030 District Map**

The boundaries of this CSD are shown on Figure 22.314-A:Cerritos Island CSD Boundary, at the end of this Chapter.

### **22.314.040 Applicability**

The provisions of this Chapter shall not apply to a new development project where, as of June 9, 2010, a complete application has been submitted for a Conditional Use Permit, Variance, Discretionary or Ministerial Site Plan Review. An application shall be considered complete if within 30 days of the application submittal date, the Director has not issued an incomplete letter.

### **22.314.050 Application and Review Procedures**

(Reserved)

### **22.314.060 Community Wide Development Standards**

- A. **Referral to the Fire Department.** Any development requiring a building permit shall be referred to the Fire Department to ensure the proposed development complies with all fire safety regulations.
- B. **Fire Sprinklers.**
  - 1. An interior automatic fire-sprinkler system shall be installed in and throughout all newly constructed residences and in and throughout residences rebuilt (wholly or in part) if the portion rebuilt consists of more than 200 square feet.
  - 2. When additions to the floor area of existing residential development exceed 200 square feet, an interior automatic fire-sprinkler system shall be installed throughout the existing residence and the addition, except for projects where the addition is to an existing residence that complies with all Fire Department requirements for access and water supply as determined by the Fire Department.
- C. **No Parking - Fire Lanes.** No Parking - Fire Lane designations shall be determined by the Fire Department during its review for building permit clearance. Any such designation shall be properly posted with Fire Department approved signage and located on approved poles to meet all applicable standards for installation. These postings shall be completed and accepted prior to issuance of a certificate of occupancy.

#### **22.314.070 Zone Specific Development Standards**

- A. **Lot Area.** The minimum net lot area for one single-family dwelling unit shall be 3,000 square feet.
- B. **Height.** The maximum height for any structure shall be 26 feet above grade, except for chimneys and rooftop antennas.
- C. **Maximum Stories.** The maximum number of stories above grade shall be two.
- D. **Yard Requirements.** Except as modified herein, yard requirements for any lot shall be as set forth in Section 22.18.040.A (Required Yards).
- E. **Second-Story Windows.** Second-story windows shall be designed and installed to incorporate one or more of the following techniques to maximize privacy:
  - 1. Offset or stagger windows facing a neighbor's window;
  - 2. Use clerestory windows;
  - 3. Use obscure glass; or
  - 4. Use landscaping to partially or wholly obscure views into adjacent properties.
- F. **Balconies.**

1. Second-story balconies shall not be located in or encroach into the required yard setbacks.
2. Second-story balconies shall be designed and constructed to incorporate one or more of the following techniques to maximize privacy:
  - a. Screen second-story balconies from neighboring property by incorporating an enclosing balcony wall;
  - b. Locate second-story balconies so there are no direct sight lines from the balcony to the neighbor's main windows or patio areas;
  - c. Incorporate screening devices such as trellises or awnings to increase privacy;
  - d. Use landscaping to partially or wholly obscure views into adjacent properties;
  - e. Use solid railings to reduce privacy impacts; or
  - f. Use planters along the periphery of the balcony to provide additional screening.

**G. Parking.**

1. Each single-family residence shall have, at a minimum, two covered compact automobile parking spaces.
2. Encroachment into the front yard setback of up to six feet horizontally and twelve feet vertically shall be allowed for parking structures that provide parking in tandem.

**H. Paved Access.** All private roads or access easements leading directly to a public street shall be paved from said public street up through the last lot abutting the private road or access easement on which any residence or building is located. The private road or access easement shall be designed and maintained to support imposed loads of fire apparatus at a minimum width of 20 feet and increased to 26 feet adjacent to fire hydrants as determined by the Fire Department. This paved access requirement shall be imposed on the construction of new residences and shall be completed prior to issuance of a certificate of occupancy. The owner of each lot upon which such new construction occurs shall be responsible for paving the portion of the private road or access easement starting from the property line on his lot most distant from the involved public street and ending at said involved public street. Each lot owner shall be responsible for maintaining the road that abuts their lot.

**I. Vacant Lots.** Vacant lots shall be maintained free of debris, overgrown weeds, junk, and garbage.

**22.314.080 Area Specific Development Standards**

(Reserved)

## **22.314.090 Modification of Development Standards**

- A. **Modifications Authorized.** Modifications to Section 22.314.070 (Zone Specific Development Standards) may be granted by the Director subject to the procedures and requirements specified in this Section.
- B. **Application.** The information required for filing a request for modification pursuant to this Section shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule, equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.
- C. **Notice.**
  - 1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property located within a 500-foot radius of the exterior boundaries of the subject property.
  - 2. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within 14 days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not satisfy one or more of the findings identified in Subsection D, below.
- D. **Findings.**
  - 1. The Director shall approve, conditionally approve, or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and subject to the ability to make the following findings:
    - a. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties within the CSD area;
    - b. That granting the request will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as set forth in Section 22.314.010 (Purpose); and
    - c. That the size and scale of the proposed development complements existing structures in the surrounding neighborhood.
  - 2. The Director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provides evidence that the request for modification does not satisfy one or more of the

required findings, he may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

3. The Director may approve, conditionally approve, or deny an application or may refer an application to the Hearing Officer for consideration at a public hearing. In conducting a public hearing, the Hearing Officer shall follow all procedures relative to public hearings, including notifications, as set forth in Chapter 22.222 (Administrative Procedures). The Hearing Officer shall approve, conditionally approve, or deny the application pursuant to the findings identified in Subsection D.1, above. The decision of the Hearing Officer may be appealed to the Commission. Notwithstanding the provisions of Section 22.242.020.A (Eligibility), the decision of the Commission shall be final.

**E. Decision.**

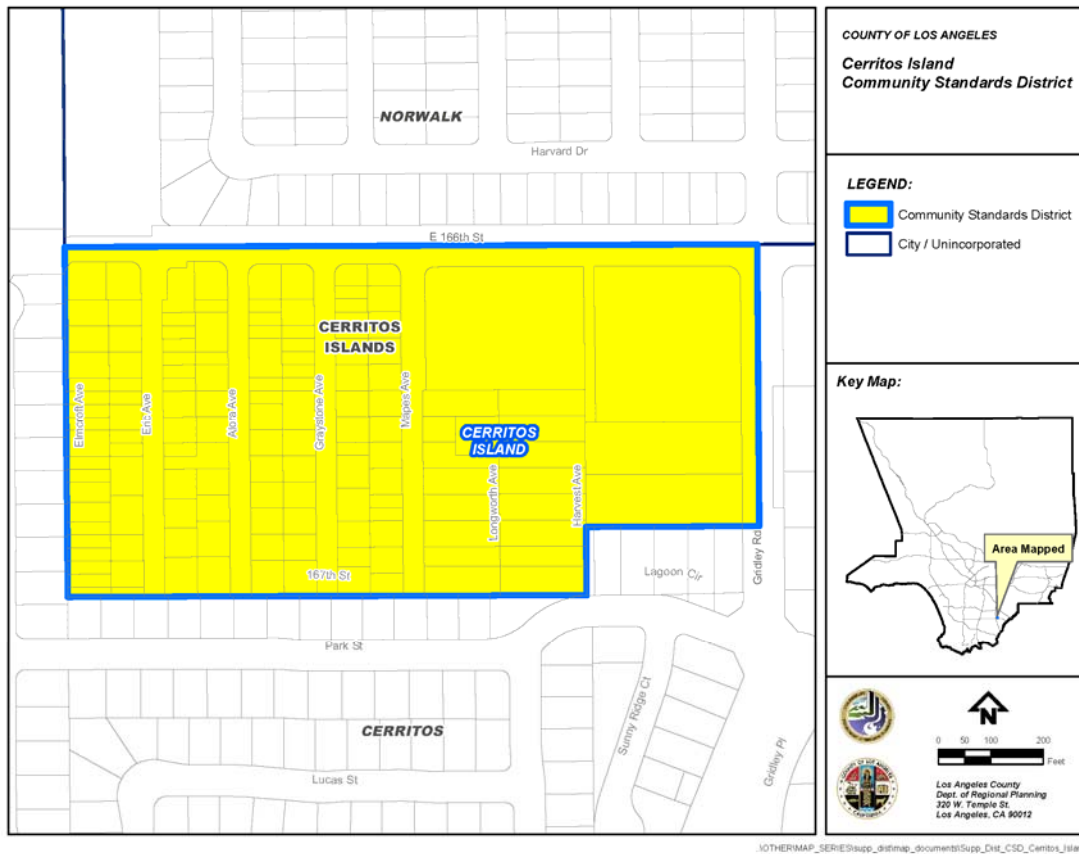
**1. Notice.**

- a. When the Director approves, conditionally approves, or denies the application, or refers the application to the Hearing Officer, he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.
- b. If the Director approves, conditionally approves, or denies the application, the notice shall indicate that an appeal may be filed with the Commission within 14 days following the date on the notice.

**2. Appeal.**

- a. An appeal shall be accompanied by an additional fee for public hearing to the extent required by Filing Fee Schedule for Site Plan Review for Modification of Development Standards in a Community Standards District. The appeal shall be subject to the provisions of Chapter 22.222 (Administrative Procedures) and Chapter 22.242 (Appeals) except as set forth in this Subsection E.2.
- b. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**FIGURE 22.314-A:CERRITOS ISLAND CSD BOUNDARY**



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## **Chapter 22.316 East Los Angeles Community Standards District**

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### Sections:

22.316.010	Purpose
22.316.020	Definitions
22.316.030	District Map
22.316.040	Applicability
22.316.050	Application and Review Procedures
22.316.060	Community Wide Development Standards
22.316.070	Zone Specific Development Standards
22.316.080	Area Specific Development Standards
22.316.090	Modification of Development Standards

### **22.316.010 Purpose**

The East Los Angeles Community Standards District (“CSD”) is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The CSD is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan (“Community Plan”) are accomplished in a manner which protects the health, safety and general welfare of the community.

### **22.316.020 Definitions**

(Reserved)

### **22.316.030 District Map**

The boundaries of this CSD are shown on Figure 22.316-A:East Los Angeles CSD Boundary, at the end of this Chapter.

### **22.316.040 Applicability**

- A. **General Applicability.** The new or revised regulations for this CSD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. These new or revised regulations are set forth in Sections 22.316.060.A.4, A.5, C.4, and D through L (Community Wide Development Standards), Sections 22.316.070.A.3, B.2, C.2, D.1, E.4 through E.9, F, G.2, H.2, I.6, and M (Zone Specific Development Standards) and in portions of Section 22.316.060.C.1 and C.2.a (Signage, related to sign size parameters) and Section 22.316.070.A.2 (related to the type of landscaping and the minimum landscaped area for lots less than 35 feet in width). Complete applications



that were filed before the effective date of said ordinance shall comply with the regulations for this CSD and all applicable Title 22 provisions that were in effect at the time the respective complete applications were filed.

- B. Additions, Repairs or Modifications to Existing Development.** The new or revised CSD regulations identified in Subsection A, above, shall apply to any addition, repair or modification to existing development is subject to these new or revised regulations, only the actual addition, repair or modification shall be required to comply with the new or revised regulations.

The following types of additions, repairs or modification to existing development shall be exempt from the new or revised CSD regulations identified in Subsection A, above.

1. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use.
2. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure.
3. Projects involving a modification to a property that, as of the effective date of the ordinance containing these new or revised CSD regulations, has an associated Conditional Use Permit that is valid and the applicant holding the approved Conditional Use Permit is in good standing under said Conditional Use Permit. For these modifications, the applicant shall comply with the Conditional Use Permit provisions (Chapter 22.158) for carrying out such modifications.
4. Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Discretionary Site Plan Review (Chapter 22.190) application.

**C. Non-Conforming Uses, Buildings or Structures.**

1. Except as otherwise provided for in Subsection C.2, below, the nonconforming use and structure provisions in Chapter 22.174 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally established or built prior to the effective date of the ordinance containing the new or revised CSD regulations described in this Chapter.
2. The application of the nonconforming use and structure provisions as described in Subsection C.3.a, below, shall be limited as follows:

- a. The termination period or periods set forth in Section 22.174.050 (Termination Conditions and Time Limits) that would otherwise apply to residential dwelling units shall not apply.
- b. Section 22.174.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use) shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the County Code.

**D. Properties within this CSD and East Los Angeles Third Street Form-Based Code.** Properties located within the area covered by this CSD and the East Los Angeles Third Street Plan Form-Based Code ("Form-Based Code") shall comply with both this CSD and the Form-Based Code, except that if the provisions of this CSD and the Form-Based Code conflict, the provisions of the Form-Based Code shall control.

## **22.316.050 Application and Review Procedures**

(Reserved)

## **22.316.060 Community Wide Development Standards**

- A. Fences.** Notwithstanding the general limitation in Section 22.110.070 (Fences and Walls) concerning the height of fences in required front and corner side yards of Residential Zones, the following shall apply to fences over three and one-half feet in height:
1. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted;
  2. If site plans are submitted to and approved by the Director pursuant to Chapter 22.190 (Site Plan Review, Discretionary), wrought iron style fences which do not exceed a height of six feet may be erected. The Director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the Community Plan;
  3. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences;
  4. All fence elements shall be designed to provide minimum corner sight distance to the satisfaction of the Director in consultation with the Department of Public Works; and

5. All ingress and egress points to lots shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at nearby intersections by placing these ingress and egress points a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Department of Public Works.
- B. Height Limit.** The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this Chapter.
- C. Signage in Nonresidential Zones.**
1. One freestanding sign shall be permitted where one of the following findings can be made, and provided the freestanding sign area does not exceed a total of 240 square feet:
    - a. Subject building is at least 35 feet from the front property line.
    - b. Subject building has more than two tenants and the secondary tenants have no street frontage.
    - c. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.
  2. Business sign areas, excluding freestanding and outdoor advertising signs, shall comply with the following requirements:
    - a. The total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). Total sign area greater than 240 square feet but less than 350 square feet shall require approval of a minor variation by the Director as provided in Subsection L, below. A sign proposing more than 350 square feet of sign area shall require approval of a Conditional Use Permit (Chapter 22.158); and
    - b. Building face area is the height of the building (not including the parapet) multiplied by its frontage.
  3. Outdoor advertising signs shall comply with the following requirements:
    - a. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another;
    - b. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another;
    - c. The sign area of outdoor advertising signs shall not exceed 200 square feet;

- d. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign; and
  - e. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.
4. **Sign Program.** This Subsection C.4 establishes regulations for sign programs for commercial establishments consisting of four or more businesses:
- a. Commercial establishments consisting of at least four tenants shall submit a proposed master sign program for the purposes of establishing a common design theme for the commercial establishment before any business sign is erected in said commercial establishment. For existing commercial establishments that meet this threshold, the sign program shall be submitted and approved by the Director when refacing or replacing existing signage is proposed. No new business sign shall be installed in any commercial establishment that meets this four-tenant threshold until the required sign program has been approved by the Director;
  - b. The sign program shall require new business signs to comply, where applicable, with this Subsection C, and shall establish standards for sign location, style, size, color, font, materials and any other applicable sign feature, so that all new signs in the commercial establishment will be compatible with each other; and
  - c. All new signs shall conform to the specifications set forth in the approved sign program.
- D. **Parking.** Automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that the following requirements shall apply to existing commercial buildings in non-Residential Zones:
- 1. Parking required for each eating or drinking establishment within existing commercial buildings constructed prior to September 22, 1970, shall be based on the general commercial requirements in Title 22 at the time the building was constructed;
  - 2. So long as gross floor area of the commercial building is not increased, no additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building unless accessible parking spaces for persons with disabilities are required by Chapter 22.112 (Parking); and
  - 3. In the event that the gross floor area of the commercial building is increased, additional parking spaces and landscaping shall be developed for the increased gross floor area as required by Chapter 22.112 (Parking).

- E. **Loading.** Loading spaces for new commercial buildings shall be located away from adjacent residential uses or Residential Zones to the extent possible.
- F. **Access.** The following access regulations shall apply to new commercial buildings:
  - 1. Where an alley is located adjacent to the lot on which the commercial building is located, parking for that lot shall be accessed through the alley unless alley access is determined inadequate due to alley width, limited sight distance, or otherwise as determined by the Director in consultation with the Department of Public Works and the Fire Department;
  - 2. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property;
  - 3. All ingress and egress access points to a lot shall be designed to provide minimum corner sight distance and to reduce impacts to traffic flow at nearby intersections by placing these access points a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Department of Public Works;
  - 4. Site access points shall be designed so that adequate line of sight to the public right-of-way is not impeded; and
  - 5. The location of parking stalls in a parking lot shall be set back a sufficient distance from the public right-of-way so that when in use, vehicular movement from the public right-of-way to the site is not impeded, subject to the review of the Director in consultation with the Department of Public Works.
- G. **Prohibited Outdoor Structures for Commercial Buildings.** The following outdoor structures on the site of a commercial building are prohibited when these structures are clearly visible from the street:
  - 1. Donation boxes or bins such as those for, but limited to, collection of clothing and shoe items;
  - 2. Structures or machines such as, but not limited to, photo booths, drink vending machines, penny-crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters, or other such structures or machines that are internally illuminated or have moving parts, make noise, or having flashing lights; and
  - 3. Inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or any such animals, mannequins, cartoon figures, or human figures.
- H. **Clotheslines.** Clotheslines or clothesline structures used for drying or airing clothing items are permitted, provided they are located at the rear of a property where a residential use is maintained, and not visible from an adjoining street when viewed at ground level.

- I. **Building Improvement Standards.** Notwithstanding anything to the contrary regarding restrictions on improvements to existing legal nonconforming buildings contained in Chapter 22.174 (Nonconforming Uses, Buildings, and Structures), seismic upgrades to existing buildings and renovations to exterior facades are permitted. This building improvement provision is designed to encourage property improvements to existing legal nonconforming buildings, and applies to all projects regardless of the date of submission of their application.
- J. **Service Areas and Mechanical Equipment.** Service areas and mechanical equipment for all uses in all zones shall be visually unobtrusive and integrated with the design of the site and building, and shall:
  - 1. Locate their service entrances, utility boxes, waste disposal areas, and similar uses adjacent to alleys and away from streets;
  - 2. Locate their utility access and services such as back-flow preventers, transformer boxes, gas and electric meters, and other utilities, adjacent to alleys, subject to the requirements and approval of the associated utility company;
  - 3. Ensure that all rooftop equipment shall be screened by a parapet or other architectural feature that is architecturally integral to the building;
  - 4. Not locate their air intake and exhaust systems, or other mechanical equipment that generate noise, smoke, or odors on, or within 10 feet from, the frontage of buildings; and
  - 5. Ensure that, when the service entrance is visible from a street or open space, the service area shall be designed to be architecturally compatible with the involved building or adjacent building.
- K. **Outdoor Lighting.** Outdoor lighting, as defined in Division 2 (Definitions, under Rural Outdoor Lighting District), shall comply with the following requirement: glare and reflections from the outdoor lighting shall be confined to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

## **22.316.070 Zone Specific Development Standards**

### **A. Zone R-1.**

- 1. **Height.** The maximum height permitted in Zone R-1 shall be 25 feet;
- 2. **Landscaping.** The required front yard shall contain a minimum of 50 percent landscaping and, subject to the applicable provisions of Chapter 22.126 (Drought Tolerant Landscaping), shall be maintained with grass, shrubs, and trees. Where lots are less than 35 feet in width, the front yard landscaping shall be 25 percent.

3. **Design Requirements.** Proposed improvements, renovations, or modifications to the following design features shall comply with the following standards:

- a. *Wall Finish.* At least 50 percent of a structure's walls fronting any street shall incorporate at least two of the following surface materials:
  - Brick.
  - Natural stone.
  - Terra-cotta.
  - Stucco or other similar troweled finishes.
- b. *Architectural Elements.* Structures shall incorporate at least three of the following elements along the side of any wall fronting a street:
  - Arcading.
  - Arches.
  - Awnings.
  - Balconies.
  - Bay windows.
  - Colonnades.
  - Courtyards.
  - Decorative exterior stairs.
  - Decorative iron fences.
  - Plazas, or
  - Porches, covered and open on at least three sides.
- c. *Building Access.* For residential structures, the main pedestrian entrance of at least one dwelling unit shall face the street.

**B. Zone R-2.**

1. **Height.** The maximum height permitted in Zone R-2 shall be 35 feet.
2. **Landscaping and Design Requirements.** The landscaping and design requirements prescribed in Subsections A.2 and A.3, above, for Zone R-1 shall apply to Zone R-2.

**C. Zone R-3.**

1. **Height.** The maximum height permitted in Zone R-3 shall be 35 feet.
2. **Landscaping and Design Requirements.** The landscaping and design requirements prescribed in Subsections A.2 and A.3, above, for Zone R-1 shall apply to Zone R-3.

3. **Infill Development.** Where there are vacant lots or legal nonconforming uses in Zone R-3, infill development is permitted. A density bonus of 15 percent may be allowed for development on such lots, subject to a Conditional Use Permit (Chapter 22.158) application, to ensure that the proposed development conforms with the character of the area.
4. **Lot Consolidation.** Lot consolidation in Zone R-3 is highly encouraged. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development. Development of this type may qualify for the following bonuses subject to the issuance of a Conditional Use Permit (Chapter 22.158):
  - a. Combined lots totaling 20,000 square feet or more—10 percent density bonus.
  - b. Combined lots totaling 40,000 square feet or more—15 percent density bonus.

**D. Zone R-4.**

1. **Landscaping and Design Requirements.** The landscaping and design requirements prescribed in Subsections A.2. and A.3, above, for Zone R-1 shall apply to Zone R-4.

**E. Zone C-1.**

1. **Height.** The maximum height permitted in Zone C-1 shall be 35 feet.
2. **Multiple-Tenant Commercial.** When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in Title 26 (Building Code) of the County Code, the following shall apply:
  - a. A Conditional Use Permit (Chapter 22.158) shall first be obtained;
  - b. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area; and
  - c. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.
3. **Landscaping and Buffering.**
  - a. Where a Commercial Zone abuts a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided.
  - b. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director.



- c. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines. Walls shall be designed to provide maximum sight distance to the satisfaction of the Director in consultation with the Department of Public Works.
  - d. A Discretionary Site Plan Review application (Chapter 22.190) shall be submitted to and approved by the Director to ensure that the use will comply with the provisions of this Chapter.
  - e. The Director may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the Director shall find that the intent and spirit of this Chapter is being carried out.
4. **Required Building Frontages.** The frontage of each building shall consist of at least one of the frontage types listed in this Subsection E.4. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements that encroach within the public right-of-way must meet the applicable requirements of Title 16 (Highways) and Title 26 (Building Code) of the County Code. If an encroachment permit is not granted for a specific design feature requested, the requirement to include that design feature as part of the project shall not apply unless the Director, in his/her sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely outside of the public right-of-way.
- a. **Terrace.** Description: In the Terrace frontage, the main façade is at or near the frontage line with an elevated terrace providing public circulation along the façade. This frontage type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

Terrace Configuration	
Depth	7 feet minimum
Finish Level Above Sidewalk	3 feet minimum
Perimeter Wall Height	4 feet maximum
Street Frontage Distance Between Stairs	50 feet minimum
Length of Terrace	150 feet maximum
Miscellaneous	-These standards shall be used in conjunction with those of the Shop Front type frontage. In case of conflict between the two, the Terrace Frontage standards shall prevail. -Low walls as seating are encouraged.

Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum
Miscellaneous	<ul style="list-style-type: none"> <li>- Operable awnings are encouraged.</li> <li>- Open ended awnings are encouraged.</li> <li>- Rounded, hooped, or bubble awnings are discouraged.</li> <li>- Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.</li> </ul>

- b. *Forecourt.* Description: In a Forecourt Frontage, the main façade of the building is at or near the frontage line and a small percentage of the frontage is set back, creating a small court space. This space can be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Forecourt Configuration	
Width, Clear	10 feet minimum, 60 feet maximum
Depth, Clear	20 feet minimum, 60 feet maximum
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65 percent
Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum
Miscellaneous	<ul style="list-style-type: none"> <li>- Operable awnings are encouraged.</li> <li>- Open ended awnings are encouraged.</li> <li>- Rounded, hooped, or bubble awnings are discouraged.</li> <li>- Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.</li> </ul>

- c. *Shop Front.* Description: A Shop Front frontage is one that is located on the main façade of the building and is at or near the frontage line with an at-grade entrance along the public right-of-way. This frontage has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types.

Shop Front Configuration	
Minimum Height	11 feet
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65 percent
Awning	
Depth	4 feet minimum*
Height, Clear	8 feet minimum*
Miscellaneous	<ul style="list-style-type: none"> <li>- Operable awnings are encouraged.</li> <li>- Open ended awnings are encouraged.</li> <li>- Rounded, hooped, or bubble awnings are discouraged.</li> <li>- Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street</li> </ul>

	are encouraged provided it does not impede into the public right-of-way.
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\*For canopies and awnings that encroach within the public right-of-way, the minimum clear height and maximum depth shall be governed by Title 16 (Highway) and Title 26 (Building Code) of the County Code.

5. ***Façade Height Articulation Requirements.*** Each building, or portions of a building, with more than one story, shall have, at a minimum, a distinctive building base, building middle, and building top (eave, cornice, and/or parapet line) that complement and balance one another.
6. ***Main Building Entrance.*** Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For purposes of this Subsection E.6, a main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or ground level interior circulation space, there shall be no main entrance for purposes of this Subsection E.6. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.
  - a. Main building entrances shall be at least one of the following: (a) marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface; (b) located in the center of the façade, as part of a symmetrical overall composition; (c) accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures; or (d) marked or accented by a change in the roofline or change in the roof type.
  - b. Corner buildings shall provide prominent corner main building entrances for shops and other activity-generating uses.
6. ***Roof Requirements.***
  - a. A horizontal articulation shall be applied at the top of a building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the buildings, to differentiate the roofline from the building, and to add visual interest to the building.
  - b. Flat roofs are acceptable if a cornice and/or parapet wall is provided.
  - c. Parapet walls shall have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.
  - d. Metal seam roofing, if used, shall be anodized, fluorocoated, or painted. Copper and lead roofs shall be natural or oxidized.

7. **Wall Surface Material Requirements.** Building walls shall be constructed of durable materials such as brick, natural stone, terra-cotta, decorative concrete, metal, glass or other similar materials.

- a. Standards for using decorative concrete block, stucco or other similar troweled finished in non-residential, mixed-use, and multi-family residential buildings are:
  - i. Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.
  - ii. Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.
- b. Changes in materials shall be used to articulate building elements such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements shall require a change in material. Change in materials shall be integral with building façade and structure.
- c. If clearly visible from streets; side and rear building facades shall have a level of trim and finish compatible with the front façade.
- d. Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Surface reliefs, decorative vines, and/or architectural murals and other surface enhancements shall be considered and may be approved by the Director for these walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.
- e. Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

8. **Wall Openings.**

- a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.
- b. *Window Inset.* Glass shall be recessed or projected at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard.
- c. *Glazing.* Reflective glazing shall not be used on windows.
- d. Clear or lightly tinted glass for windows shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade.
- e. At least 65 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, shop windows, or other displays which are of interest to pedestrians.

9. ***Awnings and Canopies.***

- a. Awnings and canopies shall be mounted to highlight architectural features such as molding above the storefront.
- b. Awnings and canopies shall match the shape or width of the window, door, or other opening.
- c. Awnings and canopies may be constructed of metal, wood, or fabric.
- d. Incorporating lighting into an awning or canopy shall be allowed, except that an internally illuminated awning that glows is prohibited.

F. **Zone C-2.** Refer to the Zone C-1 standards for Zone C-2 standards.

G. **Zone C-3.**

1. ***Height.*** The maximum height permitted in Zone C-3 shall be 40 feet.
2. Other than height standards, refer to the Zone C-1 standards prescribed for Zone C-3 standards.

H. **Zone C-M.**

1. ***Height.*** The maximum height permitted in Zone C-M shall be 40 feet.
2. Other than height standards, refer to the Zone C-1 standards prescribed for Zone C-M standards.

I. **Zone M-1.**

1. **Height.** The maximum height permitted in Zone M-1 shall be 35 feet.
2. All lots created after the effective date of the ordinance from which this Subsection I derives shall contain a net area of at least 7,500 square feet.
3. Setbacks of at least 10 feet shall apply where the industrial lot is immediately adjacent to a residential use.
4. When adjacent to a Residential Zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.
5. Refer to Zone C-1 for landscaping requirements.

**J. Zone M-1.5.**

1. **Height.** The maximum height permitted in Zone M-1.5 shall be 35 feet.
2. Refer to Zone M-1 for other requirements.

**K. Zone M-2.**

1. **Height.** The maximum height permitted in Zone M-2 shall be 35 feet.
2. Refer to Zone M-1 for other requirements.

**L. Zone ( )-P.**

1. Each parking facility in the Parking Zone shall be adjacent to a minimum of one side of another parking facility or commercial use.
2. Parking for residential development in this Zone shall not be rented, leased, or used by any adjacent or surrounding commercial development.

## **22.316.080 Area Specific Development Standards**

**A. Whittier Boulevard Area.**

1. **Purpose.** The Whittier Boulevard Area specific development standards are established to provide a means of implementing the Community Plan. The Community Plan's land use map and policies encourage a specific plan for the Whittier Boulevard Area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a community business district. Furthermore, the provisions of this Section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

2. **Area Map.** The boundaries of the Whittier Boulevard Area are shown on Figure 22.316-B:Whittier Boulevard Area, at the end of this Chapter.
3. **Area Specific Development Standards.**
  - a. *Parking.* Automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that:
    - i. Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.
    - ii. Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.
    - iii. For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.
    - iv. There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.
  - b. *Setbacks.* New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of Subsection A.4.f, below, landscaping, street furniture and newsstands.
  - c. *Signs.*
    - i. Except as herein specifically provided, all signs shall be subject to the provisions of Chapter 22.114 (Signs).
    - ii. The sign regulations prescribed herein shall not affect existing signs which were established in accordance with this Title 22 prior to the effective date of the ordinance amending this CSD.\* Changes to existing signs, including size, shape, colors, lettering and location, shall conform to the requirements of this Section.
    - iii. All signs in disrepair shall be repaired so as to be consistent with the requirements of this Section or shall be removed within 30 days from receipt of notification by the Director that a state of disrepair exists.
    - iv. Wall Signs.

- (1) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.
- (2) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.
- (3) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.

v. Roof Signs.

- (1) Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.
- (2) Roof signs shall be designed and incorporated as an architectural feature of the building.

vi. Prohibited Signs. The following signs are prohibited:

- (1) Outdoor advertising, including billboards;
- (2) Freestanding pole signs; and
- (3) Freestanding roof signs not in conformance with Subsection A.3.c.v, above.

vii. Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require approval of a minor variation by the Director as provided in this Section.

d. *Design Standards.* Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

i. Materials.

- (1) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the Director.
- (2) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the Director.

ii. Awnings.



- (1) Awnings shall be the same color and style for each opening on a single storefront or business.
- (2) Awnings shall be complimentary in color and style for each storefront in a building.
- (3) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the Director that a state of disrepair exists.

iii. Mechanical Equipment.

- (1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.
- (2) If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air conditioning units shall be screened or enclosed by using an awning or landscaping.
- (3) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible by pedestrians at street level or by adjacent residential properties.

iv. Security.

- (1) Chain link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.
- (2) All security bars and grilles shall be installed on the inside of the building.
- (3) Folding accordion grilles installed in front of a storefront are prohibited.
- (4) Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.
- (5) Fences on rooftops visible from normal public view within 300 feet are prohibited.

- e. *Graffiti*. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard Area:

- i. All structures, walls and fences open to public view shall remain free of graffiti.
  - ii. In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
- 4. **Zone Specific Development Standards.** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:
  - a. *Permitted Uses.* Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.20.030 (Land Use Regulations) for Zone C-3, except that:
    - i. The following uses shall require an approved Conditional Use Permit (Chapter 22.158):
      - (1) Sales.
        - Auction houses.
        - Feed and grain sales.
        - Ice sales.
        - Pawn shops, provided a 1,000-foot separation exists between such establishments.
      - (2) Services.
        - Air pollution sampling stations.
        - Churches, temples, and other places used exclusively for religious worship.
        - Dog training schools.
        - Drive-through facilities.
        - Electric distribution substations including microwave facilities.
        - Furniture transfer and storage.
        - Gas metering and control stations, public utility.
        - Laboratories, research and testing.
        - Mortuaries.
        - Motion picture studios.
        - Parcel delivery terminals.

- Radio and television broadcasting studios.
- Recording studios.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment.

ii. The following uses shall be prohibited:

(1) Sales.

- Automobile sales, sale of new and used motor vehicles.
- Boat and other marine sales.
- Mobilehome sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

(2) Services.

- Automobile battery service.
- Automobile brake and repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.
- Boat rentals.
- Car washes, automatic, coin operated and hand wash.
- Trailer rentals, box and utility.
- Truck rentals.

b. *Parking.*

- i. All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.
- ii. A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.

c. *Landscaping.* Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

- i. Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the site plan approved by the Director.
  - ii. All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.
  - iii. A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.
  - iv. A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.
  - v. Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.
- d. *Loading.* Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.
- e. *Trash Enclosure.* Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.
- f. *Outside Display—Private Property.* Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to a Discretionary Site Plan Review (Chapter 22.190) application.
- g. *Pedestrian Character.*
- i. To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.
  - ii. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or

decorative accent totaling a maximum 20 percent of the building facade.

- iii. A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.
- iv. Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

**B. Commercial/Residential Mixed Use Area.** The commercial/residential mixed use area is shown on Figure 22.316-C:Whittier Boulevard Area Mixed Use Area, at the end of this Chapter. When residential uses are developed in conjunction with commercial uses on the same lot, they shall be subject to the following requirements:

1. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.
2. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

**C. Union Pacific Area.**

1. **Purpose.** The Union Pacific Area specific development standards are established in order to address land use and development issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the Community Plan are implemented, thereby improving the appearance of the community and preserving the area's housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.
2. **Area Map.** The Union Pacific Area is shown on Figure 22.316-D:Union Pacific Area, at the end of this Chapter;
3. **Area Specific Development Standards.**
  - a. **Signs.** Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a Conditional Use Permit (Chapter 22.158) and compliance with the standards set forth in Section 22.316.060.C.3 (Signage in Nonresidential Zones). All other outdoor advertising signs shall be prohibited. This Subsection C.3 shall be suspended during the life of Interim Ordinance No. 2002-0031U, including any extension thereof;
  - b. **Graffiti.** The standards for graffiti removal prescribed for the Whittier Boulevard Area, as contained in Subsection A.3.e, above, shall apply;

**4. Zone Specific Development Standards**

**a. Zone C-M.**

- i. Uses Subject to Permits. In addition to the uses specified in Section 22.20.030 (Land Use Regulations) as subject to a Conditional Use Permit for Zone C-M, the following uses shall require an approved Conditional Use Permit (Chapter 22.158) in Zone C-M:

**(1) Sales.**

- Feed and grain sales.
- Nurseries, including the growing of nursery stock.

**(2) Services.**

- Boat rentals.
- Car washes; automatic, coin-operated, and hand wash.
- Frozen food lockers.
- Furniture and household goods; the transfer and storage of.
- Gas metering and control stations; public utility.
- Laundry plants; wholesale.
- Parcel delivery terminals.
- Stations; bus, railroad, and taxi.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.
- Truck rentals.

**(3) Recreation and Amusement.**

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.
- Athletic fields and stadiums.
- Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

- (4) Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

- Aluminum products.
- Metal plating.
- Shell products.
- Stone products.
- Yarn products, excluding dyeing of yarn.

b. *Zone M-1.*

- i. Permitted Uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.20.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone M-1, subject to the same limitations and conditions set forth therein, except as otherwise provided in Subsections C.6.b and C.6.c, below. Premises in Zone M-1 may also be used for:

- Childcare centers.

- ii. Uses Subject to Permits. In addition to the uses specified in Section 22.20.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, the following uses shall require an approved Conditional Use Permit (Chapter 22.158) in Zone M-1:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment, sale or rental or both.
- Animal experimental research institute.
- Automobile body and paint shops, if all operations are conducted inside of a building.
- Automobile upholstery.
- Baseball park.
- Billboards; the manufacture of.
- Bottling plant.
- Building materials; the storage of.
- Carnivals, commercial or otherwise.

- Cellophane products; the manufacture of.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cold-storage plants.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Dairy products depots and manufacture of dairy products.
- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Ferris wheels.
- Fruit packing plants.
- Heating equipment; the manufacture of.
- Ink; the manufacture of.
- Iron; ornamental iron works, but not including a foundry.
- Laboratories for testing experimental motion picture film.
- Lumberyards; except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Metals:
  - (1) Manufacture of products of precious metals;
  - (2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving;
  - (3) Metal fabricating;
  - (4) Metal spinning;
  - (5) Metal storage;
  - (6) Metal working shops;
  - (7) Plating and finishing of metals, provided no perchloric acid is used.



- Motors; the manufacture of electric motors.
- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.
- Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any Residential Zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.
- Outside storage.
- Paint; the manufacture and mixing of.
- Pallets; the storage and manufacture of.
- Plaster; the storage of.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Riding academies.
- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.
- Rug cleaning plant.
- Sheet metal shops.
- Shell products; the manufacture of.
- Shooting gallery.
- Soft drinks; the manufacture and bottling of.
- Stables; private, for the raising and training of racehorses.
- Starch; the mixing and bottling of.
- Stone; marble and granite, and the grinding, dressing, and cutting of.
- Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.
- Stove polish; the manufacture of.
- Tire yards and retreading facilities.
- Trucks; the parking, storage, rental, and repair of.
- Ventilating ducts; the manufacture of.
- Wallboard; the manufacture of.
- Welding.

- Wineries.

iii. Prohibited Uses. The following uses shall be prohibited in Zone M-1:

- Boat building.

- Breweries.

- Bus storage.

- Canneries.

- Car barns for buses and streetcars.

- Casein; the manufacture of casein products.

- Cesspool pumping, cleaning, and draining.

- Dextrine; the manufacture of.

- Engines; the manufacture of internal combustion and steam engines.

- Fox farms.

- Fuel yard.

- Incinerators; the manufacture of.

- Lubricating oil.

- Machinery; the repair of farm machinery.

- Marine oil service stations.

- Moving van storage and operating yards.

- Presses; hydraulic presses for the molding of plastics.

- Produce yards, terminals, and wholesale outlets.

- Refrigeration plants.

- Sand; the washing of sand to be used in sandblasting.

- Sodium glutamate; the manufacture of.

- Valves; the storage and repair of oil well valves.

- Wharves.

- Wood yards; the storage of wood or a lumberyard.

- Yarn; the dyeing of yarn.

c. *Zones C-M, M-1, and M-2.* Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

- i. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one

square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

- (1) Landscaping shall be distributed along said frontage in accordance with a site plan approved by the Director.
  - (2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.
  - (3) A permanent watering system shall be provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.
- ii. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material as specified in Section 22.140.430.C.4 (Landscaping Requirements) in amounts sufficient, as determined by the Director, to cover the wall, fence, or building and to discourage graffiti and vandalism.
  - iii. Wall, fence, or building landscaping required by Subsection C.7.b, above shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the Director or within three years, whichever is less, the temporary fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.
- d. *Non-Conforming Residential Uses in Zones C-M and M-1.* The termination periods enumerated in Section 22.174.050 (Termination Conditions and Time Limits) shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones C-M and M-1. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones C-M and M-1 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.174.020.G.1.a and G.1.b (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to

Use and/or Standards) and provided the reconstruction complies with the provisions of Section 22.174.020.G.2.

\* Editor's note: Ordinance 99-0069, which amends Chapter 22.316, is effective on August 26, 1999.

## **22.316.090 Modification of Development Standards**

### **A. Minor Variation to Section 22.316.060 (Community Wide Development Standards).**

1. The Director may permit a minor variation from the community wide standards specified in Section 22.316.060.C.2.a and Section 22.316.060.C.4 through K, above, where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:
  - a. The application of the relevant standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD and the Community Plan;
  - b. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, which do not apply generally to other properties within the boundaries of this CSD;
  - c. Granting a minor variation would not be materially detrimental to properties or improvements in the area;
  - d. No more than two unrelated property owners have expressed any opposition to the minor variation request. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this Subsection; and
  - e. Permitting a minor variation would not be inconsistent with the goals of the Community Plan and this CSD.
2. The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the following shall apply:
  - a. The filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation shall be submitted;
  - b. Not less than 20 days prior to the date that an intended action will be taken, the Director shall mail notice of the intended action to the owners of record of property located within a distance of 250 feet of the closest property line of the subject property. Any interested person dissatisfied with the intended action of the Director may file an appeal of such intended action with a Hearing Officer within 10 days following

the mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice described in this Subsection A.2.b; and

- c. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) application will be required to allow the requested modification.
3. Except as modified by this Chapter, a Conditional Use Permit (Chapter 22.158) shall be required for all other modification of the standards in this CSD, except for height standards, which may only be modified with a Variance.

**B. Minor Variation to Section 22.316.070 (Zone Specific Development Standards).**

1. The Director may permit a minor variation from the Zone Specific Development Standards as specified in Section 22.316.060.C.2.b, Section 22.316.060.C.4, and Section 22.316.060.C.5 through C.11, where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:
  - a. The application of the relevant standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this Chapter and the Community Plan;
  - b. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, which do not apply generally to other properties within the boundaries of this CSD;
  - c. Granting a minor variation will not be materially detrimental to properties or improvements in the area;
  - d. No more than two unrelated property owners have expressed any opposition to the minor variation request. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this Subsection B.d; and
  - e. Permitting a minor variation will not be inconsistent with the goals of the Community Plan and this Chapter.
2. The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the following shall apply:
  - a. The filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation shall be paid;

- b. Not less than 20 days prior to the date that an intended action will be taken, notice of the intended action shall be mailed to the owners of property located within a 250-foot of the exterior boundaries of the subject property. Any interested person dissatisfied with the intended action of the Director may file an appeal of such intended action with a Hearing Officer within 10 days following the mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice described in this Subsection M.2.d; and
- c. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) will be required to allow the requested modification.

**C. Minor Variations to Section 22.316.080.A (Whittier Boulevard Area).**

- 1. Under exceptional circumstances, the Director may permit minor variation from the standards specified in Section 22.316.080.A.3.c.iii, Section 22.316.080.A.3.c.vii (Sign Size), Section 22.316.080.A.3.d (Design Standards), Section 22.316.080.A.4.b.ii and Section 22.316.080.A.4.d (Loading).
- 2. In order to permit such variation, the applicant must demonstrate through a Discretionary Site Plan Review (Chapter 22.190) application that:
  - a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;
  - b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;
  - c. Granting the requested variation will not be materially detrimental to property or improvements in the area;
  - d. No more than two unrelated property owners have expressed opposition to the minor variation; and
  - e. Granting the requested variation will be consistent with the goals of the Community Plan.
- 3. The procedure for filing a request for a minor variation will be the same as that for a Discretionary Site Plan Review (Chapter 22.190) except that the applicant shall submit a filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation.

4. Not less than 20 days prior to the date that an intended action will be taken, the Director shall mail notice of the intended action to the owners of record of property located within a distance of 250 feet of the closest property line of the subject property. Any interested person dissatisfied with the intended action of the Director may file an appeal of such intended action with a Hearing Officer within 10 days following the mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice as described in this Subsection C.5.c. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) will be required to allow the requested modification.

**D. *Minor Variations to Section 22.316.080.B (Union Pacific Area).***

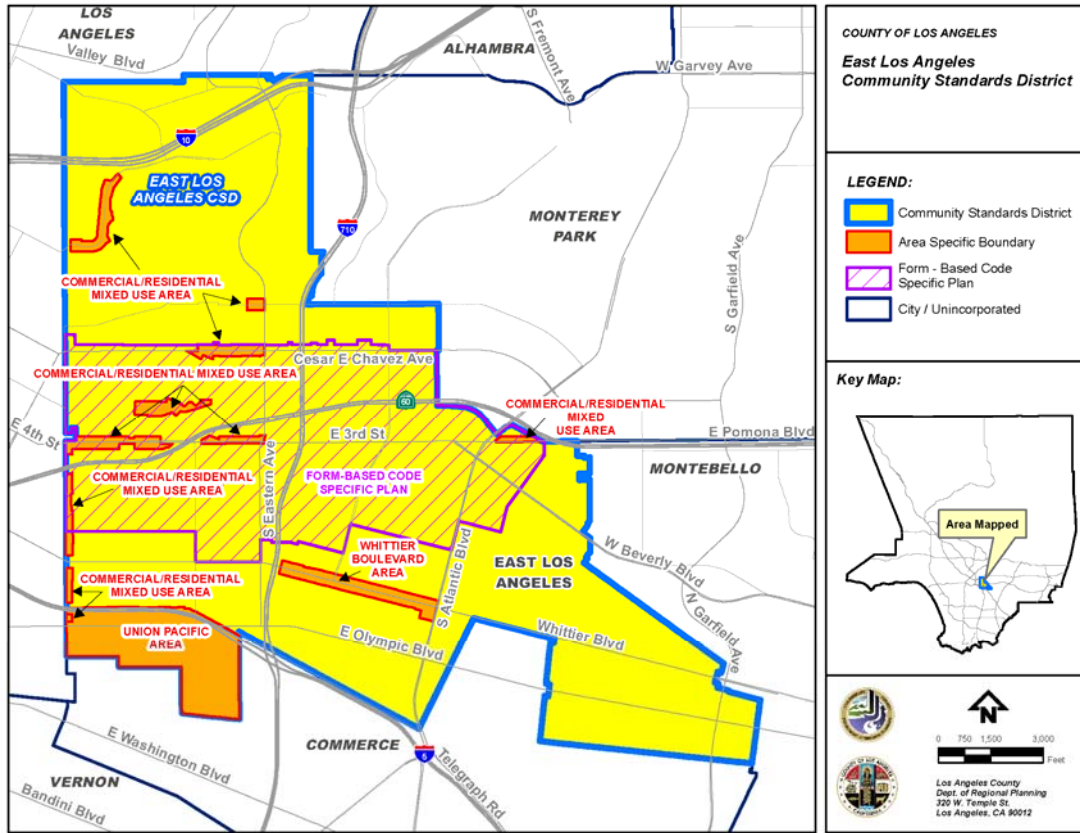
5. The Director may permit minor variations from the standards specified in Section 22.316.080.B (Union Pacific Area) where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:
  - a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;
  - b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific Area;
  - c. Granting the requested minor variation will not be materially detrimental to properties or improvements in the area;
  - d. No more than one property owner has expressed opposition to the minor variation. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this Subsection C.9.a.iv; and
  - e. Granting the requested minor variation will be consistent with the goals of the Community Plan.
6. The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation.
7. Not less than 20 days prior to the date an action will be taken, notice of the intended action shall be mailed to all owners of property located within a 250-foot radius of the exterior boundaries of the subject property. Any

interested person dissatisfied with the intended action of the Director may file an appeal of such action with a Hearing Officer within 10 days following mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice described in this Subsection C.9.c.

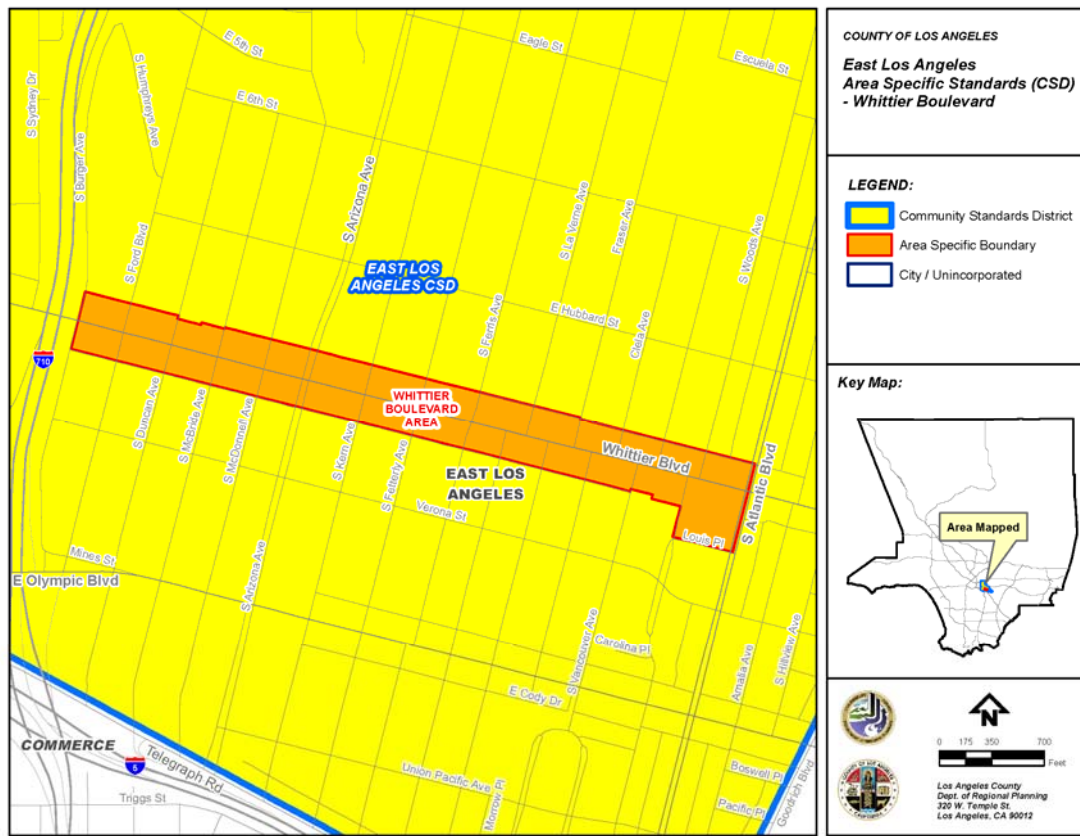
8. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) will be required for the requested modification.



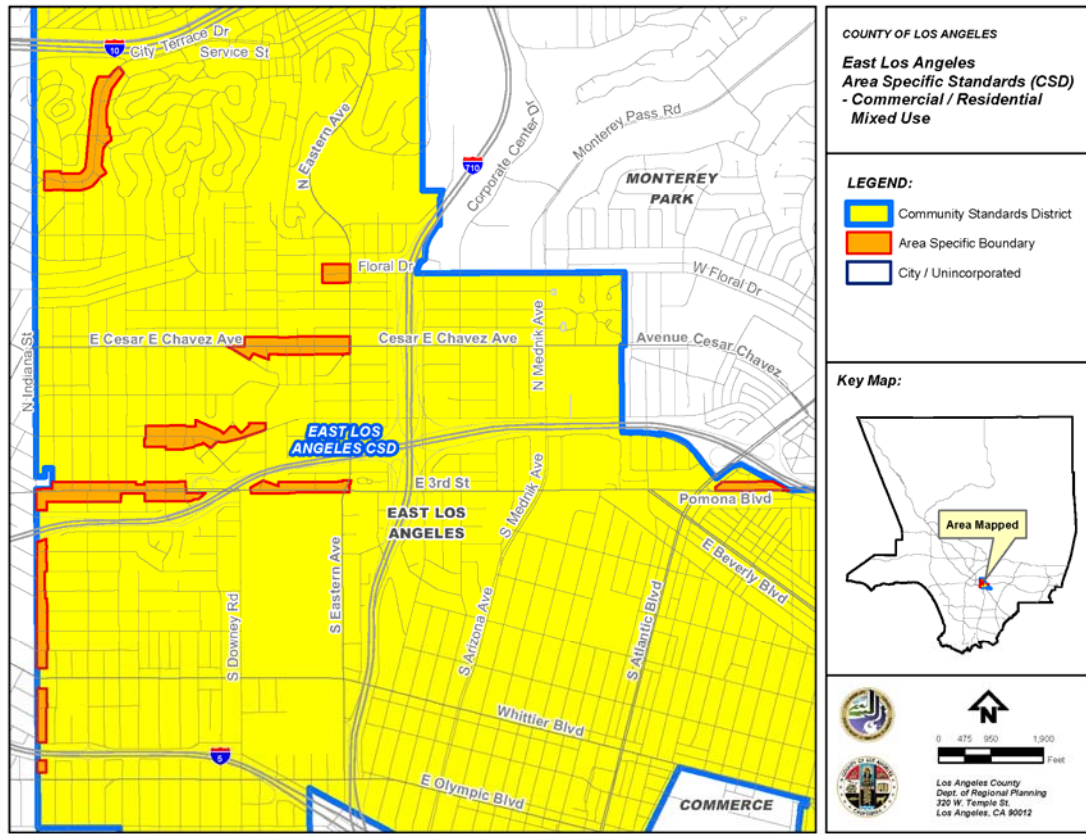
**FIGURE 22.316-A: EAST LOS ANGELES CSD BOUNDARY**



**FIGURE 22.316-B:WHITTIER BOULEVARD AREA**

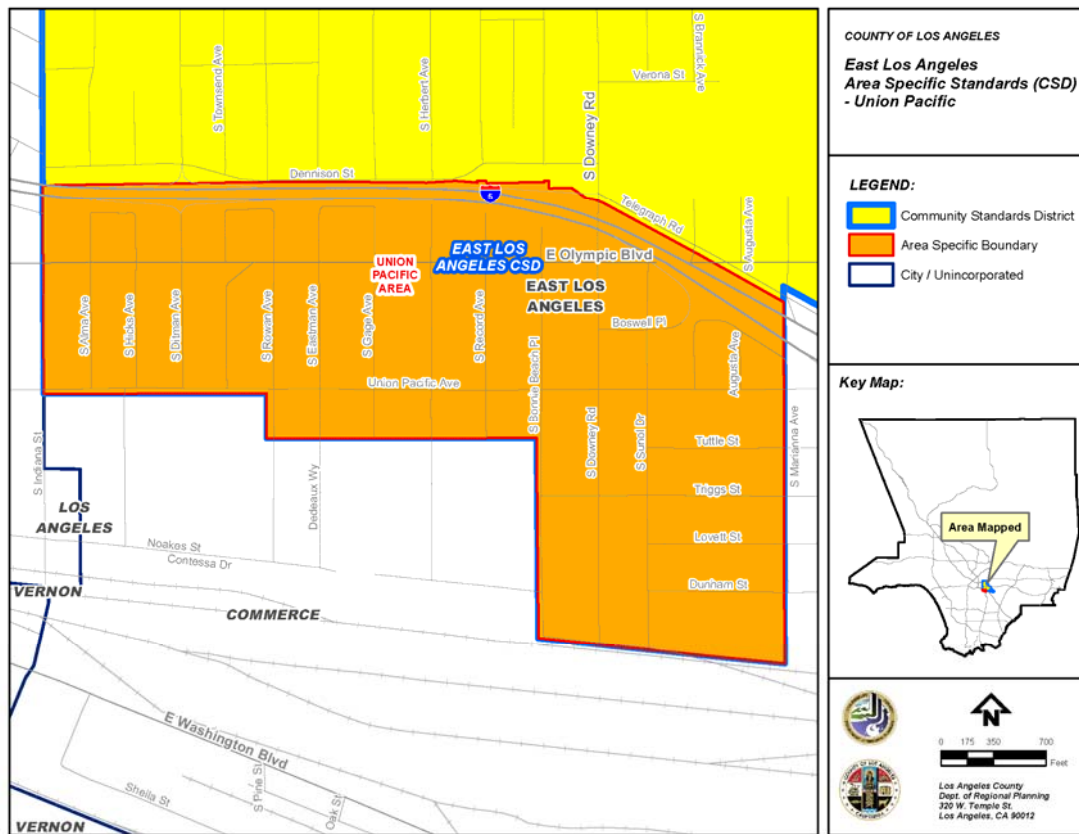


**FIGURE 22.316-C:COMMERCIAL/RESIDENTIAL MIXED USE AREAS**



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**FIGURE 22.3 | 6-D: UNION PACIFIC AREA**



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## **Chapter 22.318 East Pasadena-East San Gabriel Community Standards District**

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Sections:

22.318.010	Purpose
22.318.020	Definitions
22.318.030	District Map
22.318.040	Applicability
22.318.050	Community Wide Development Standards
22.318.060	Zone Specific Development Standards
22.318.070	Area Specific Development Standards
22.318.080	Modification of Development Standards

### **22.318.010 Purpose**

The East Pasadena-East San Gabriel Community Standards District (“CSD”) is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the CSD.

### **22.318.020 Definitions**

(Reserved)

### **22.318.030 District Map**

The boundaries of this CSD are shown on Figure 22.318-A:East Pasadena-East San Gabriel CSD Boundary, at the end of this Chapter.

### **22.318.040 Applicability**

(Reserved)

### **22.318.050 Community Wide Development Standards**

- A. **Flag Lots.** The provision in Section 22.110.170.B.1.b (Flag Lots) allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.
- B. **Signs.** Prohibited signs are as follows:
  - 1. Outdoor advertising signs;
  - 2. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or Residential Zone, or extend into the public right-of-way;

3. Roof signs;
4. Flashing, animated, audible, rotating and/or moving signs; and
5. Business signs that project or extend more than 18 inches from the building face.

**C. Repair of Nonconforming Structures.** Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure as determined by the methods set forth in Sections 22.174.020.G.1.a and G.1.b (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) and provided the reconstruction complies with the provisions of Section 22.174.020.G.2.

## 22.318.060 Zone Specific Development Standards

### A. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

TABLE 22.318.060-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standards	Lot Size (Square Feet): Less than 13,000	Lot Size (Square Feet): 13,000-19,999	Lot Size (Square Feet): 20,000-39,999	Lot size (Square Feet): 40,000+
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet
	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.			
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure: 1. At five feet from the side property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every			

	<p>additional foot in height.</p> <p>2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.</p>	
<b>Front Yard Landscaping</b>	A minimum of 50 percent of the required front yard shall contain softscape landscaping.	
<b>Distance Between Main Buildings</b>	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot .	
<b>Maximum Grade</b>	The maximum grade shall be the average grade of adjoining lots unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.	
<b>Maximum Stories</b>	The maximum number of stories above grade shall be two.	
<b>Maximum Floor Area</b>	The maximum floor area shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot, the total maximum floor area shall be 50 percent of the net lot area.	
<b>Maximum Lot Coverage</b>	The maximum lot coverage shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot, the total maximum lot coverage shall be 50 percent of the net lot area.	
<b>Parking</b>	<b>Number of Bedrooms</b>	<b>Required Enclosed Parking Spaces</b>
	1 to 4	2
	5 to 6	3
	7 or more	4 (+1 for each additional bedroom)
	Parking shall not be located below grade.	
<b>Garages</b>	For lots with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.	
<b>Street Lighting</b>	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.	

**B. Zone R-3.**

<b>TABLE 22.318.060-B:ZONE R-3 DEVELOPMENT STANDARDS</b>	
<b>Minimum Rear Yard Depth</b>	15 feet
<b>Minimum Side Yard Width</b>	5 feet
<b>Minimum Reverse Corner Side Yard</b>	The minimum reverse corner side yard width shall be 10 feet.
<b>Minimum Front Yard Depth</b>	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
<b>Front Yard</b>	A minimum of 20 percent of the required front yard shall contain

<b>Landscaping</b>	softscape landscaping.
<b>Structure Height and Setback</b>	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
<b>Maximum Height</b>	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.
<b>Maximum Grade</b>	The maximum grade shall be the average grade of adjoining lots , unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
<b>Maximum Floor Area</b>	The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
<b>Maximum Lot Coverage</b>	The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
<b>Parking</b>	As required by Chapter 22.112 (Parking).
<b>Street Lighting</b>	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

**C. Zones C-1, C-2, C-3, C-H, M-1, M-1.5**

1. **Maximum Height.** The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
2. **Maximum Floor Area.** The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.
3. **Maximum Lot Coverage.** The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
4. **Setback.** For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
5. **Lighting.** Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.



## **22.318.070 Area Specific Development Standards**

(Reserved)

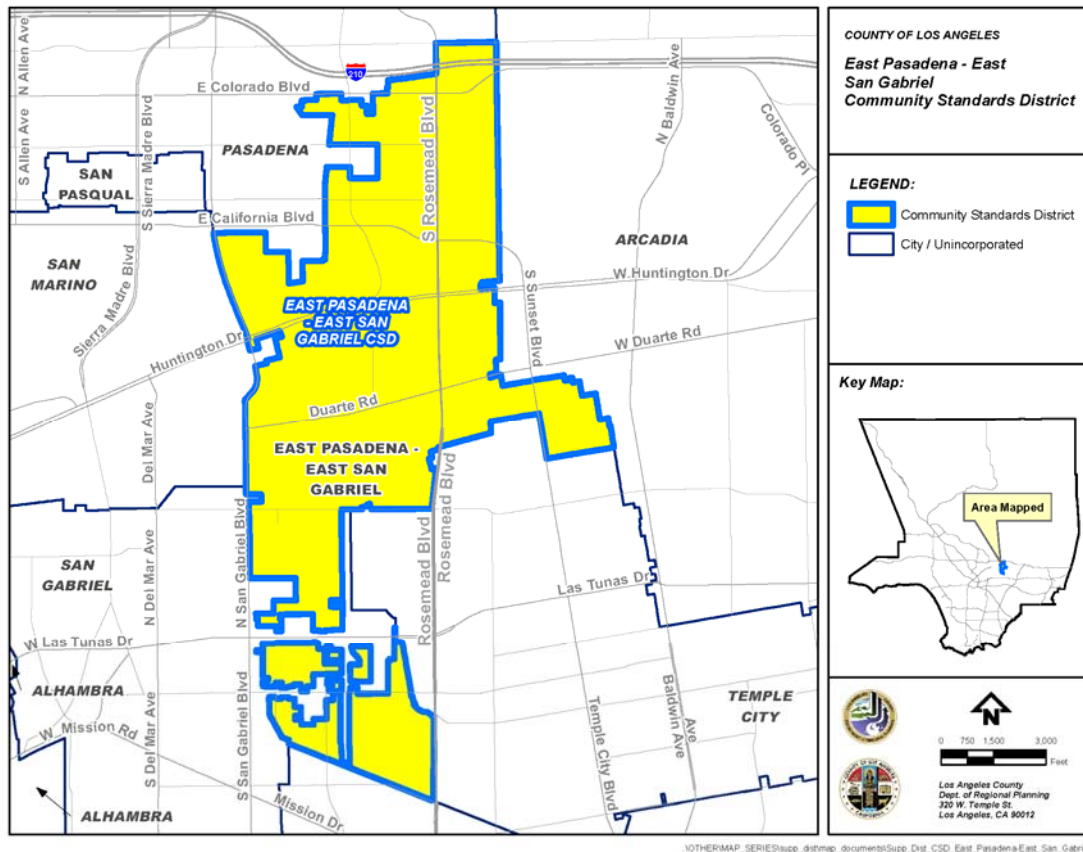
## **22.318.080 Modification of Development Standards**

The Commission, Hearing Officer or Director, where applicable, in acting upon any application for a modification from the development standards of this Chapter, shall consider, in addition to the principles and standards in Section 22.228.040 (Findings and Decision), the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification shall not establish precedent for approval or denial of other modifications within this CSD. Except for parking and sign regulations, the development standards in this Chapter may only be modified by approval of a Discretionary Site Plan Review (Chapter 22.190) and in accordance with the following:

- A. When an application for a tentative map for a subdivision, including a minor land division, is filed concurrently with an application to modify development standards, the provisions of Section 22.222.060 (Multiple Applications) shall apply to such applications;
- B. In cases where Section 22.222.060 does not apply, the application shall be subject to the following additional provisions:
  1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), notice describing the application and the location of the property which is the subject of the application shall be mailed to all owners of property within a 200-foot radius of the exterior boundaries of the property, and to the homeowners association whose boundary includes the property which is the subject of the application, and such notice shall indicate that a public hearing may be requested by any individual by written request delivered to the Director within 15 days after receipt of such notice;
  2. The Director may approve the application if not more than two requests for a public hearing are received within the period specified in Subsection B.1, above, provided that the principles and standards of Section 22.228.040 (Findings and Decision) are established. The Director shall deny such application if at least three requests for a public hearing are received within the period specified in Subsection B.1, above, or where the principles and standards of Section 22.228.040 are not established. Requests received from both the owner and the occupant of the same property shall be considered to be one request for the purposes of this Subsection B.2;
  3. The Director shall notify the applicant and all persons specified in Subsection B.1, above, in writing of the action taken on the application. The notification shall indicate that an appeal may be filed with the Commission within 10 days after receipt of such notice. Notwithstanding

the provisions of Section 22.242.020.A (Eligibility), the decision of the Commission shall be final. In cases where the Director denies an application because at least three written requests for a public hearing were received, the Director shall also inform the applicant that a request to schedule a public hearing before the Hearing Officer may be submitted within 30 days after receipt of such notice and payment equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures relative to public hearing and appeal shall be the same as for a Conditional Use Permit (Chapter 22.158) application. The Hearing Officer shall approve or deny the proposed modification based on the principles and standards of Section 22.228.040 (Findings and Decision).

**FIGURE 22.318-A: EAST PASADENA-EAST SAN GABRIEL CSD BOUNDARY**



## **Chapter 22.320      East            Rancho            Dominguez Community Standards District**

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### Sections:

22.320.010	Purpose
22.320.020	Definitions
22.320.030	District Map
22.320.040	Applicability
22.320.050	Application and Review Procedures
22.320.060	Community Wide Development Standards
22.320.070	Zone Specific Development Standards
22.320.080	Area Specific Development Standards
22.320.090	Modification of Development Standards

### **22.320.010      Purpose**

The East Rancho Dominguez Community Standards District (“CSD”) is established to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project (“Redevelopment Plan”) as adopted by the Board on July 10, 1984 and as subsequently amended. The Redevelopment Plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of this CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community, especially the surrounding residential neighborhood. This Chapter is adopted pursuant to Section 700 of the Redevelopment Plan.

### **22.320.020      Definitions**

(Reserved)

### **22.320.030      District Map**

The boundaries of this CSD are shown on Figure 22.320-A:East Rancho Dominguez CSD Boundary, at the end of this Chapter.

### **22.320.040      Applicability**

(Reserved)

### **22.320.050      Application and Review Procedures**

#### **A. Discretionary Site Plan Review.**

1. An approved Discretionary Site Plan Review (Chapter 22.190) is required to establish, operate, or maintain any use, except that no review is

required for a change in ownership or occupancy. Also exempt from review are construction, maintenance, and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value of the building or structure.

2. Approval of a Discretionary Site Plan Review application shall not be granted until the proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan.

**B. Conditional Use Permits.**

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for those uses specified in this Title 22.
2. In addition to the findings for approval in Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that:
  - a. The proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and
  - b. The proposed use is consistent with the Redevelopment Plan.

**C. Nonconforming Uses and Structures**

1. Uses and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Chapter 22.174 (Nonconforming Uses, Buildings and Structures).
2. For nonconforming uses, buildings, or structures, an application may be filed with the Department requesting:
  - a. Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.174.050.B (Termination By Operation of Law) or Section 22.248.010.G.2 (Considered Nonconforming Use When); or
  - b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to insure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.
3. In addition to the findings for approval of a nonconforming use building or structure review required by Section 22.174.060 (Review of Amortization Schedule or Substitution of Use), the Hearing Officer shall find that:

- a. The proposed use, building or structure has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and
- b. The proposed use, building, or structure will not constitute a substantial conflict with implementation of the Redevelopment Plan.

## **22.320.060 Community Wide Development Standards**

### **A. Setbacks.**

1. Front yards shall be established along all property lines abutting streets containing right-of-way widths of at least 80 feet.
2. Parcels abutting two streets containing right-of-way widths of at least 80 feet each shall have front yards along both such streets.
3. The front yard shall be at least 10 feet in depth.

### **B. Parking.** Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).

### **C. Signs.**

1. Except as herein modified all signs shall conform to Chapter 22.114 (Signs).
2. All signs in a state of disrepair shall be removed.
3. **Wall Signs.**
  - a. Shall be mounted flush and affixed securely to a building wall and may only extend from the building face a maximum of 12 inches;
  - b. May only extend sideways to the extent of the building face or the highest line of the building; and
  - c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).
4. **Window Signs.**
  - a. Shall be displayed only on the interior of windows or door windows; and
  - b. Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).
5. **Freestanding Signs.**
  - a. Shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more. The sign must be located on the same lot as the business it is advertising;
  - b. Shall not exceed 20 feet in height;

- c. Shall not exceed 80 square feet in area per sign face; and
- d. Shall not be located in nor extend above any public right-of-way or public sidewalk area.

6. ***Awning Signs.***

- a. Awning signs are those which are painted, sewn, or stained onto the exterior surface of an awning or canopy; and
- b. The maximum area of awning signs shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

7. ***Building Tenant Information/Identification Signs.***

- a. Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;
- b. Each tenant is allowed a maximum of two square feet of signage per directory;
- c. New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;
- d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions;
- e. Marquees and canopies are not considered to be built-in signage; and
- f. Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

8. ***Prohibited Signs.*** The following signs shall be prohibited:

- a. Flashing, animated, or audible signs;
- b. Signs which rotate, move, or simulate motion;
- c. Signs which extend from the building face more than 12 inches;
- d. Signs with exposed bracing, guy wires, conduits, or similar devices;
- e. Freestanding signs which extend into or over the public right-of-way;
- f. Roof signs (any sign erected and maintained upon or over the roof of any building);
- g. Painted signs on the building surface;
- h. Banner signs of cloth or fabric; and

- i. Portable signs.

9. **Size.**

- a. Total allowable signage area shall correspond to store frontage. A business tenant is allowed two square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet; and
- b. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches.

10. **Sign Design.**

- a. Signage colors shall compliment building colors and materials and be limited to three colors;
- b. In multi-tenant buildings, signage colors used by individual shops shall be complimentary;
- c. Lettering styles shall be complimentary for each storefront in a single building; and
- d. In multi-tenant buildings, the height and placement of signs shall be consistent for each business or storefront.

D. **Design Standards.**

- 1. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value of the structures involved are subject to design review by the Community Development Commission, or successor agency, and the Department.
- 2. Uses and structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.

3. **Materials, Colors and Equipment.**

- a. Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.
- b. Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
- c. *Awnings.*
  - i. Awnings shall be the same color and style for each opening on a single storefront or business.
  - ii. Awnings shall be complimentary in color and style for each storefront in a building.



- iii. Awnings shall be designed to coordinate with the architectural divisions of the building including individual windows and bays.
- iv. All awnings must comply with Title 26 (Building Code) and Fire Department requirements.
- v. Awnings in disrepair shall be removed.

d. *Mechanical Equipment.*

- i. Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design of the storefront.
- ii. If air conditioning units must be located in the storefront, attempt to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color should be compatible with the colors of the storefront. If possible, screen or enclose the air conditioning unit by using an awning or landscaping.
- iii. Mechanical equipment located on roofs must be screened by parapet walls or other material so that the equipment will not be visible from the street or surrounding property.

e. *Security.*

- i. Chain-link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are recommended as a much more attractive solution.
- ii. All security bars or grilles shall be installed on the inside of the building.
- iii. Horizontally folding accordion grilles installed in front of storefront are prohibited.
- iv. Building security grilles shall be side-storing concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

**E. Height Limits.**

- 1. The height of buildings, except where otherwise provided, shall be determined as follows: The total floor area in all the buildings on any one lot shall not exceed 13 times the buildable area of such lot. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure or penthouse for the housing of building operating equipment or machinery shall not be considered in determining that total floor area within a building.

2. Where any provision of the CSD ordinance codified in this Title 22, or of any other ordinance, requires any front, side, or rear yards, or prohibits the occupation of more than a certain portion of a lot by structures, the portion of such lot which may be occupied by structures is the "buildable area" as those words are used in this Chapter.

### **22.320.070 Zone Specific Development Standards**

**A. C-3 Zone** (Reserved).

**B. M-1 Zone.**

1. An approved Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain any use first permitted in Zones C-M or M-1.
2. In addition to the findings for Conditional Use Permits required by Section 22.158.050 (Findings and Decision), the applicant must substantiate that:
  - a. The proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and
  - b. The proposed use will be consistent with the Redevelopment Plan.

### **22.320.080 Area Specific Development Standards**

**A. Area 1.**

1. **Area Description.** Area 1 is bounded on the north by Myrrh Street, on the east by Atlantic Avenue, on the south by the city of Compton near Alondra Boulevard, and on the west by Washington Avenue.
2. **Development Standards.**
  - a. No vehicular or pedestrian access to Washington Avenue is permitted.
  - b. In addition to other yards which may be required, a 10-foot front yard shall be provided along Washington Avenue.
  - c. The required yards along Washington Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission, or successor agency, and the Department for review and approval.
  - d. Buildings located within 50 feet of Washington Avenue shall be designed to be compatible with the residential uses on the west side of Washington. Architectural renderings shall be submitted to and approved by the Community Development Commission, or successor agency, and the Department.

**B. Area 2.**

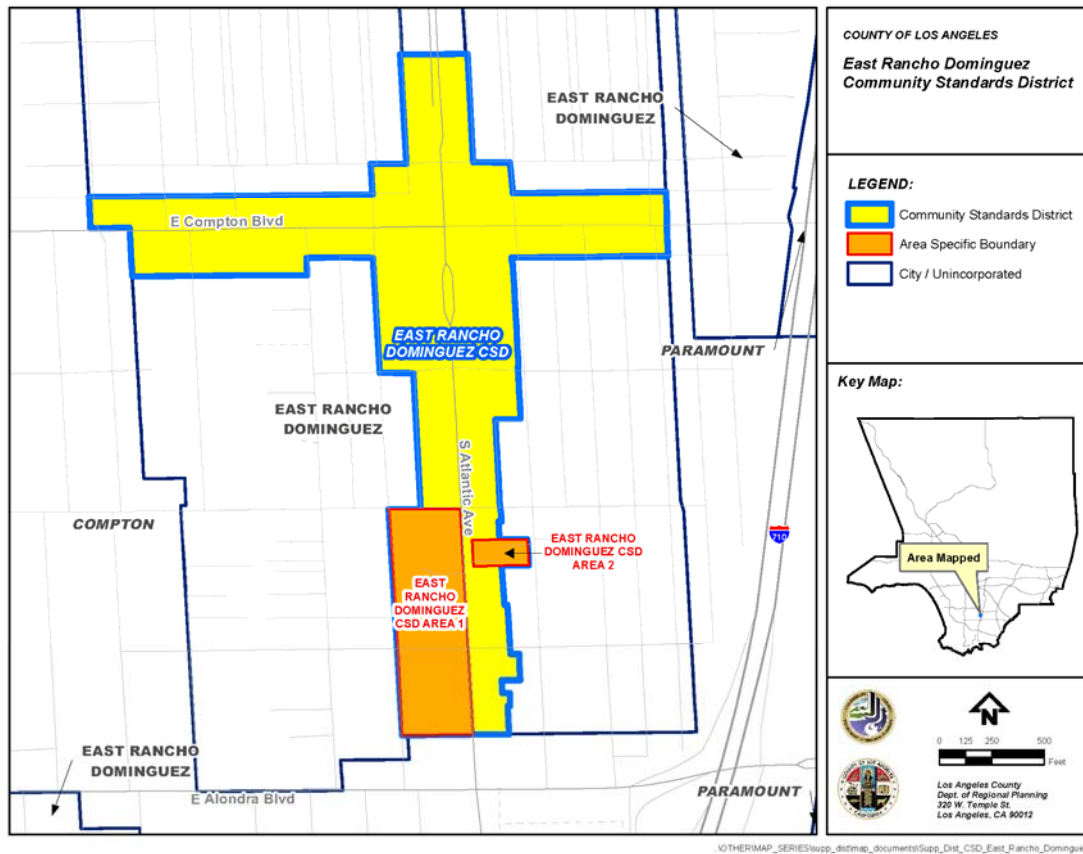
1. **Area Description.** Area 2 consists of Lots 3 and 4 of Block C, Tract 6307, as recorded in Map Book 67 pages 33 and 34 of the Los Angeles County Recorder. These lots are in the block bounded by Myrrh Street on the north, Lime Avenue on the east, Linsley Street on the south, and Atlantic Avenue on the west.
2. **Development Standards.**
  - a. No vehicular or pedestrian access to Lime Avenue is permitted.
  - b. In addition to other yards which may be required, a 20-foot front yard shall be provided along Washington Avenue.
  - c. The required yards along Lime Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission, or successor agency, and the Department for review and approval.
  - d. Buildings located within 100 feet of Lime Avenue shall be designed to be compatible with the residential uses on Lime. Architectural renderings shall be submitted to and approved by the Community Development Commission, or successor agency, and the Department.

### **22.320.090 Modification of Development Standards**

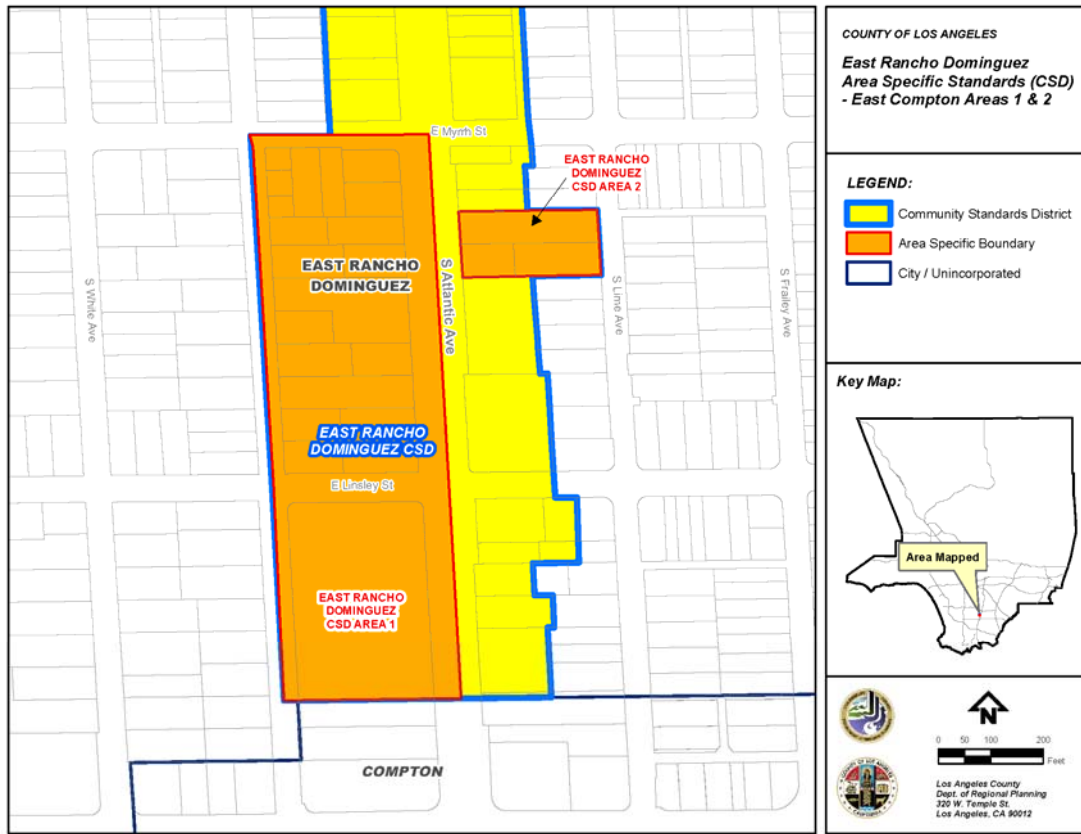
Under exceptional circumstances, the Department may permit minor variation from the standards specified in Sections 22.320.060.A through D. In order to permit such variations, the applicant must substantiate the findings for a Discretionary Site Plan Review (Chapter 22.190) that:

- A. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan;
- B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the East Rancho Dominguez area;
- C. Permitting a variation will not be materially detrimental to property or improvements in the area; and
- D. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

**FIGURE 22.320-A: EAST RANCHO DOMINGUEZ CSD BOUNDARY**



**FIGURE 22.320-B: EAST COMPTON AREAS I & 2**



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## Chapter 22.322 Elizabeth Lake and Lake Hughes Community Standards District

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### Sections:

22.322.010	Purpose
22.322.020	Definitions
22.322.030	District Map
22.322.040	Applicability
22.322.050	Application and Review Procedures
22.322.060	Community Wide Development Standards
22.322.070	Zone Specific Development Standards
22.322.080	Area Specific Development Standards
22.322.090	Modification of Development Standards

### 22.322.010 Purpose

The Elizabeth Lake and Lake Hughes Community Standards District ("CSD") is established to enhance the quality of life in these communities by preserving and protecting their rural character and the beauty of their environmental setting. Elizabeth Lake and Lake Hughes are distinguished by a mix of dispersed residential, recreational, and commercial uses as well as sensitive features including hillsides, natural lakes, national forest lands, significant ecological areas, the Pacific Crest Trail, and local preserves. The standards contained in this CSD are intended to protect native vegetation, preserve night sky, minimize the placement of urban infrastructure, and maintain low residential densities in both communities.

### 22.322.020 Definitions

The following terms are defined solely for this CSD.

**Native vegetation.** Plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Approved Plant List, maintained by the Department.

**Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.

### 22.322.030 District Map

The boundaries of this CSD are shown on Figures 22.322-B:Elizabeth Lake CSD Boundary, at the end of this Chapter.

### 22.322.040 Applicability

This CSD shall apply to all development proposals except for Site Plan Reviews and/or Zoning Conformance Reviews for which applications were submitted and deemed complete prior to the effective date of the ordinance establishing this CSD.

### **22.322.050 Application and Review Procedures**

Notwithstanding Section 22.222.160 (Notification Radius) and except as otherwise specified in this Chapter, all notices for Conditional Use Permits, General Plan and Area Plan Amendments, Specific Plans, Tentative Tract Maps and Parcel Maps, Variances, Zone Changes, and other zoning permit applications shall be mailed to all owners of property located within a 3,000-foot radius of the exterior boundaries of the subject property.

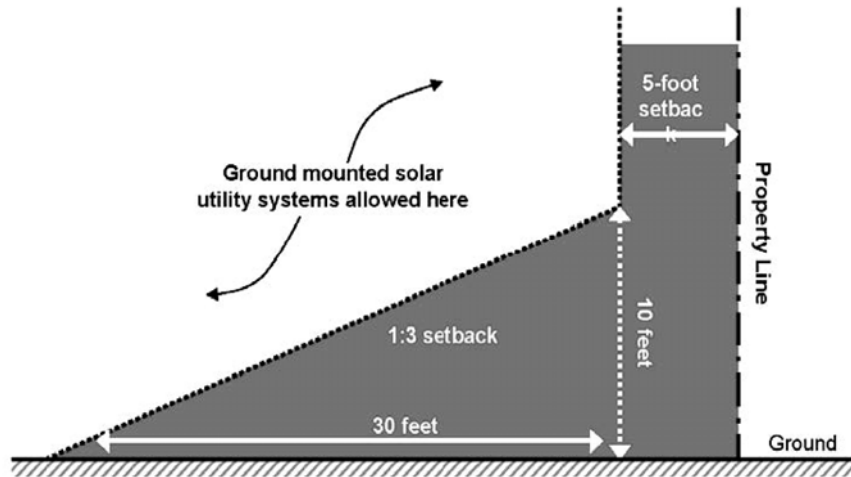
### **22.322.060 Community Wide Development Standards**

- A. **Highway Standards.** Routes on the County Highway Plan shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the federal Americans with Disabilities Act.
- B. **Local Street Standards.**
  - 1. Local streets shall use the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.
  - 2. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department.
- C. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.
- D. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).
- E. **Utilities.**
  - 1. **Utility Lines.** All wires and cables which provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services, shall be placed underground.
  - 2. **Utility Devices.**

a. *Solar Utility Devices.*

- i. Ground mounted solar energy systems shall be placed at least five feet from the nearest property line; and
- ii. Ground mounted solar energy systems less than 10 feet in height shall be set back an additional three feet from the nearest property line for every one foot less than 10 feet in height.

**FIGURE 22.322-A**



- b. *Other Utility Devices.* Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level. This requirement may be modified by the Director due to practical difficulties or unnecessary hardships. Such modifications shall be exempt from the procedures otherwise required by Section 22.322.090 (Modification of Development Standards).
- c. *Wireless Telecommunication Facilities.* Ground-mounted antennas and monopoles shall be disguised as trees.

F. **Signs.** No sign otherwise permitted by this Title 22 shall exceed 32 square feet in sign area with the exception of Community Identification Signs.

G. **Vegetation Conservation.**

1. All property development shall use only native vegetation in landscaped areas and to re-vegetate graded slopes, provided the available species are determined adequate to prevent erosion by the Department of Public Works. Where fuel modification is required, species from the Desirable Plan List, maintained by the Fire Department, may be used in Fuel Modification Zones A and B.
2. To remove or destroy greater than 30 percent of the native vegetation on a lot, the applicant shall substantiate the following:



- a. That the applicant has obtained verification by an engineer, architect, biologist, or equivalent that removal or destruction is necessary because continued existence at present location(s) precludes the reasonable use of the property for a permitted use in the zone and the cost of alternative development plans would be prohibitive;
- b. That it is required by the Fire Department; or
- c. That it is necessary for work performed under a permit issued by the Department of Public Works to control erosion or flood hazards.

**H. Trails.**

1. When required by the Department of Parks and Recreation, in accordance with the trails map in the Antelope Valley Area Plan, new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be located in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.
2. Trail construction shall be completed in accordance with the conditions set forth by the Department of Parks and Recreation. All information pertaining to trail requirements shall be shown on the tentative parcel or tract map and on the final parcel or tract map prior to the final map recordation.

- I. **Density-Controlled Development.** Density-controlled development shall be permitted only if each lot or parcel of land created contains a minimum net area of two and one-half acres.

- J. **Hillside Management.** In evaluating the design of a development in a hillside management area on an application for a Conditional Use Permit pursuant to Chapter 22.102 (Hillside Management and Significant Ecological Areas), the Commission or Hearing Officer shall require that the proposed development minimizes impacts to existing viewsheds through all reasonable design measures.

**K. Significant Ridgeline Protection.**

1. The locations of the significant ridgelines within this CSD are shown on Figure 22.322-C:Significant Ridgelines, at the end of this Chapter.
2. The highest point of a structure shall be located at least 150 vertical feet and 150 horizontal feet in a southerly direction from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems.

3. No portion of any structure shall be located less than 50 horizontal feet in a northerly direction from a significant ridgeline, excluding amateur radio antennas, chimneys, rooftop antennas, and wind energy conversion systems.
4. Any modification to the requirements set forth in Subsection K.2 or K.3, above shall require an approved Minor Conditional Use Permit (Chapter 22.160). In approving an application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.160.040 (Findings and Decision):
  - a. Alternative sites within the project site have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and
  - b. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to one or more of the following:
    - i. Minimized grading.
    - ii. Reduced structural height.
    - iii. Use of shapes, materials, and colors that blend with the surrounding environment.
    - iv. Use of native drought-tolerant landscaping for concealment.

**L. Grading.**

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000 cubic yard threshold amount, grading required by the Fire Department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.
2. In approving an application for a Conditional Use Permit, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):
  - a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, locating the building pads in the area of the project site that have the least slope or near a street traveled by the public; and
  - b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of

shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

**M. Land Divisions.**

1. Gated or guarded entrances to subdivisions or any portion thereof shall be prohibited.
2. **Project Design.** Applications for development shall include a specific written analysis demonstrating conformance with the following objectives:
  - a. Preserve existing natural contours and natural rock outcropping features.
  - b. Required provisions for access and public safety should be designed to minimize encroachment on existing natural contours and natural rock outcropping features by the use of techniques such as:
    - i. Curvilinear street designs; and
    - ii. Landform grading designs that blend any manufactured slopes or required drainage benches into the natural topography, using colored concrete to blend visually with the natural soil or using berms to conceal improvements.

**22.322.070 Zone Specific Development Standards**

**A. Residential and Agricultural Zones.**

1. **Lot Design.** Each new lot created by a land division shall contain a minimum net area of two and one-half acres.
2. **Required Yards.**
  - a. *Front yards.* Each lot or parcel of land shall have a front yard of at least 20 feet in depth.
  - b. *Side yards.*
    - i. Each lot with an average width of less than 50 feet shall have side yards of at least seven feet each; and
    - ii. Each lot with an average width of 50 feet or greater shall have side yards of at least 10 feet each.
  - c. *Rear yards.* Each lot shall have a rear yard of at least 20 feet in depth.
  - d. Required front, side, and rear yards shall be measured from the property boundary, unless such boundary is located within a private street providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.
3. **Fences.**

- a. Fences and walls shall not include glass or clear plastic material.
  - b. At least 75 percent of the surface area of a fence or wall within required front yard areas shall be open and non-view obscuring with the open area evenly distributed horizontally along the entire length of the fence or wall. Retaining walls shall be exempt from this requirement.
  - c. To allow for wildlife movement on a lot with a net area of one-half acre or greater, all fences and walls within required yard areas shall comply with the following standards:
    - i. No horizontal member shall be placed less than 18 inches or more than 42 inches above finished grade;
    - ii. For wire fences, the second highest horizontal wire shall be placed at least 12 inches below the topmost wire; and
    - iii. Barbed wire shall not be used for the topmost or bottommost horizontal member.
4. **Housing Standards.** All single-family residences, including Factory Built Housing and Manufactured Housing, shall meet the following standards, in addition to those in Section 22.140.590 (Single-Family Residences):
- i. Structures shall provide eaves not less than 12 inches in depth on all sides, as measured from the finished exterior wall surface; and
  - ii. Structures shall be placed on a foundation which shall be enclosed by brick, mortar, wood, or other siding material, as approved by the Director.

**B. Commercial and Industrial Zones.**

1. **Structure Design.** Building facades shall have not more than 50 percent of their surface area covered in any one of the following materials: glass, stucco, or metal.
2. **Alcoholic Beverage Sales.** No business engaged in the sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within 1,000 feet of any property containing an existing legally-established public or private school, family child care home, or child care center.

**22.322.080 Area Specific Development Standards**

(Reserved)

**22.322.090 Modification of Development Standards**

- A. **Modification Authorized.** Modification of the development standards specified in Sections 22.322.070.A.2 (Required Yards) and 22.322.070.A.3

(Fences) shall be subject to the procedures specified in this Section. Modification of the other development standards in this CSD, except for modifications regarding location of utility devices pursuant to Section 22.322.060.E.2.b (Other Utility Devices), shall be subject to approval of a Variance (Chapter 22.196).

**B. Application.** The procedure for filing a request for modification shall be the same as that for an application for a Discretionary Site Plan Review (Chapter 22.190), except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District.

**C. Notice.**

1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property and to the Lakes Town Council.
2. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that the recipient of the notice or a representative of the Lakes Town Council may submit a written protest to the Director within 14 days following the date on the notice and that such written protest shall provide evidence as to why the request for modification does not meet one or more of the findings identified in Subsection D, below.

**D. Findings.**

1. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and the following findings:
  - a. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and
  - b. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.322.010 (Purpose).
2. The Director shall consider each written protest when making a decision on the application. If he determines that the request for modification does not meet one or more of the above principles, standards, or findings, he may request alterations to the development proposal or impose conditions of approval before making a decision on the application.

3. The Director may refer an application to the Commission for consideration at a public hearing. All procedures relative to the public hearing shall be subject to Section 22.222.120 (Public Hearing Procedure), except that no fee shall be required. The Commission shall approve, conditionally approve, or deny the application pursuant to the principles, standards, and findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**E. Decision.**

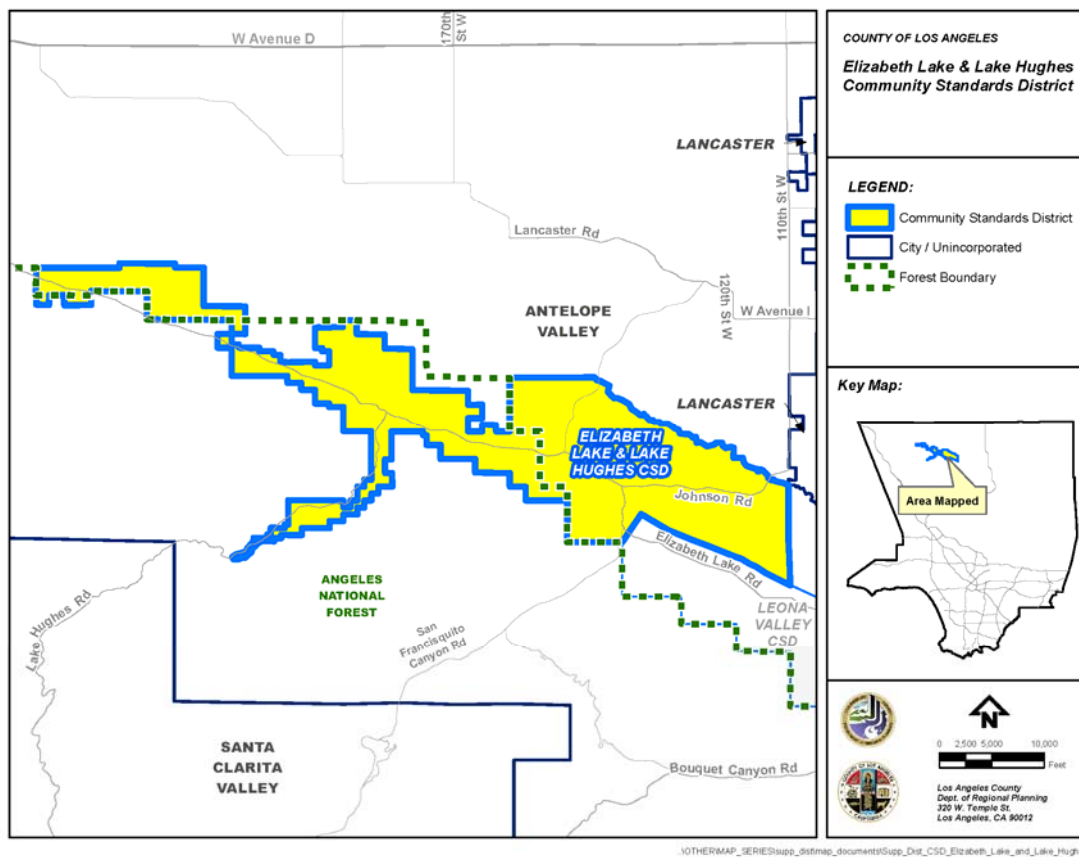
**1. Notice.**

- a. If the Director approves, conditionally approves, or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Lakes Town Council.
- b. The notice shall indicate that an appeal may be filed by a recipient of the notice or a representative of the Lakes Town Council with the Commission within 14 days following the date on the notice.

**2. Appeal.**

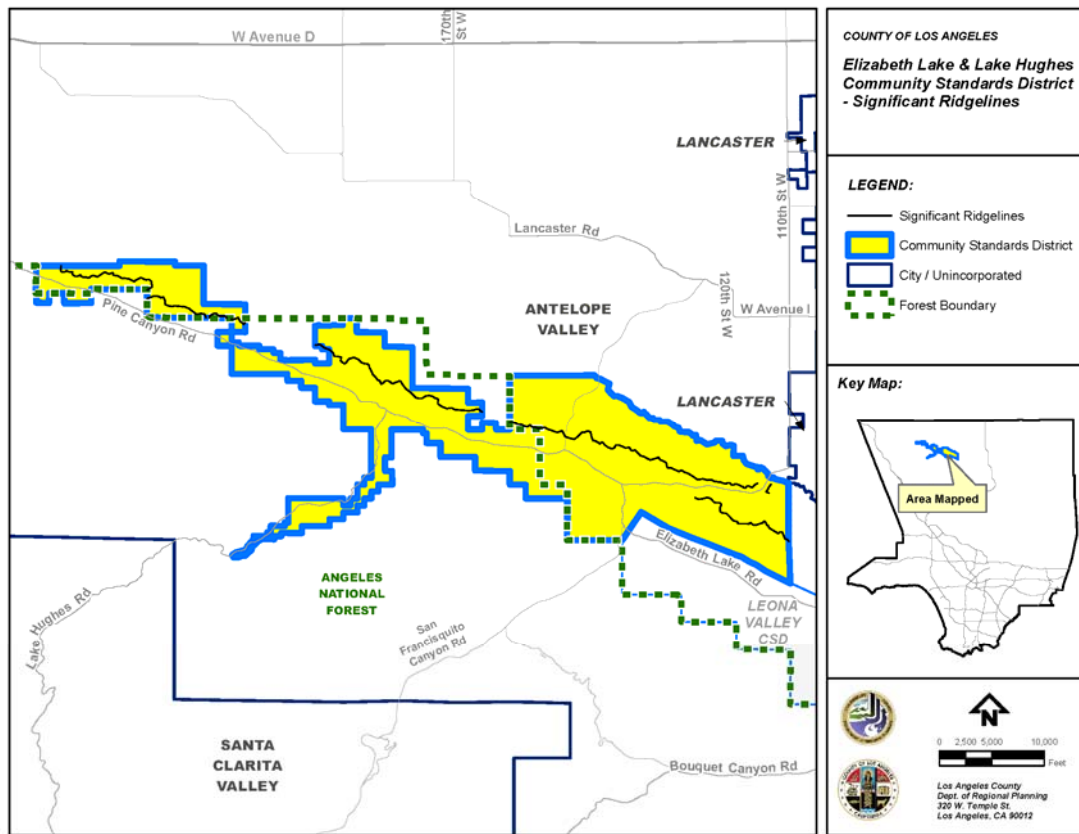
- a. An appeal shall be accompanied by an additional fee for public hearing, as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures relative to a public hearing set forth in Section 22.222.120 (Public Hearing Procedure) shall be followed.
- b. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the principles, standards, and findings identified in subsection D, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**FIGURE 22.322-B:ELIZABETH LAKE AND LAKE HUGHES CSD BOUNDARY**



**FIGURE 22.322-C:SIGNIFICANT RIDGELINES**

Chapter 22.322 Elizabeth Lake and Lake Hughes Community Standards District



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## **Chapter 22.324      Florence-Firestone      Community Standards District**

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Sections:

22.324.010	Purpose
22.324.020	Definitions
22.324.030	District Map
22.324.040	Applicability
22.324.050	Application and Review Procedures
22.324.060	Community Wide Development Standards
22.324.070	Zone Specific Development Standards
22.324.080	Area Specific Development Standards
22.324.090	Modification of Development Standards

### **22.324.010      Purpose**

The Florence-Firestone Community Standards District ("CSD") is established to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. This CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial uses.

### **22.324.020      Definitions**

(Reserved)

### **22.324.030      District Map**

The boundaries of this CSD are shown on Figure 22.324-A: Florence-Firestone CSD Boundary, at the end of this Chapter.

### **22.324.040      Applicability**

(Reserved)

### **22.324.050      Application and Review Procedures**

(Reserved)

### **22.324.060      Community Wide Development Standards**

- A. **Graffiti.** All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

- B. **Maintenance.** Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.
- C. **Material Colors.** Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

## **22.324.070 Zone Specific Development Standards**

### **A. Zone R-2**

- 1. **Front Yard Landscaping.** For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.
- 2. **Front and Corner Side Yard Fences.** Notwithstanding Sections 22.110.070.B.1 (Front Yards) and 22.110.070.B.3 (Corner Side Yards), a front or corner side yard fence may exceed three and one-half feet in height provided:
  - a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view through that portion of the fence;
  - b. If the fence is chain link or wrought-iron, the fence may not exceed four feet in height unless a Discretionary Site Plan Review (Chapter 22.190) is submitted and approved. In that instance, the Director may approve up to an additional two feet in height pursuant to Section 22.228.040 (Findings and Decision). On the site plan for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and
  - c. A corner side yard fence that is five feet or more from a public street shall not exceed six feet in height.

B. **Zone R-3.** The standards prescribed for Zone R-2 shall apply to Zone R-3.

C. **Zones R-4.** The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition a building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

### **D. Zone C-2.**

- 1. **Facades.** For building facades with street frontage, at least 30 percent of the facade above the first story shall consist of materials or designs different from the rest of the facade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken facades are prohibited.

2. **Loading/Unloading Docks.** Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the Director, from abutting residentially-zoned lots.
3. **Business Signs.** Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs):
  - a. *Applicability.* The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.
  - b. *Prohibited signs.* Roof business signs and signs painted directly on buildings shall be prohibited.
  - c. *Damaged signs.* Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.
  - d. *Wall, Projecting and Awning Business Signs.* All businesses shall be permitted one wall, projecting or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:
    - i. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:
      - (1) A face area of two square feet for every linear foot of the applicable building frontage;
      - (2) Letter sizes of 24 inches in height; and
      - (3) A vertical dimension of 36 inches for the frame box.
    - ii. Awning business signs:
      - (1) Awning signs shall have a face area of two square feet for every linear foot of the applicable building frontage;
      - (2) Every awning for the same business shall be the same color and style; and
      - (3) Every awning in a building with multiple storefronts shall be complimentary in color and style.

- e. *Freestanding Business Signs.* Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:
  - i. A solid base resting directly on the ground;
  - ii. A maximum face area of 60 square feet; and
  - iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.
- 4. ***Residential and Mixed Residential/Commercial Uses.*** Residential and mixed residential/commercial uses in Zone C-2 shall require a Discretionary Site Plan Review (Chapter 22.190) and shall be subject to the following development standards:
  - a. *Dwelling Unit Density.* The density for residential uses shall not exceed 30 dwelling units per net acre;
  - b. *Yard Requirements.* Residential uses shall comply with the yard requirements in Section 22.18.040.A (Required Yards);
  - c. *Parking.* The vehicle parking requirements in Chapter 22.112 (Parking) shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of vehicle parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the Director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by posting, pavement marking or physical separation between the spaces;
  - d. *Height.* All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas;
  - e. *Entrances.* Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure;
  - f. *Common Walls.* Any common wall between a residential and commercial use shall be constructed in accordance with Title 26 (Building Code) requirements to minimize noise and vibration between the uses; and
  - g. *Hours of Operations.* The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

E. **Zone C-3.** The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:

1. **Height.** Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and
2. **Dwelling Unit Density.** The density for residential uses shall not exceed 50 dwelling units per net acre.

F. **Zone C-M.**

1. **Buffers.** Properties that adjoin a Residential Zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
2. **Setbacks.** All new buildings that face a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection F.1, above.
3. **Facades.** For properties that adjoin or face a Residential Zone or sensitive use as described in Subsection F.1, above, the facade requirements prescribed for Zone C-2 in Subsection D.1, above, shall apply, except that the percentage requirement shall be 25 rather than 30.
4. **Lot Coverage.** All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection F.1, above. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
5. **Height.** All new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, excluding chimneys and rooftop antennas.
6. **Loading Docks.** No loading dock shall be permitted along a property line that adjoins a Residential Zone.
7. **Truck Access.** Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages

shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

8. **Outdoor Storage.** In addition to the requirements of Section 22.140.430.B (Zones C-3 and C-M), outside storage shall be kept so as not to be publicly visible to anyone in an adjoining Residential Zone.
9. **Business Signs.** The standards prescribed for Zone C-2 as set forth in Subsection D.3, above, shall apply to Zone C-M.
10. **Uses Subject to Permits.** In addition to the uses specified in Section 22.28.260, and notwithstanding any contrary provision in Chapter 22.20 (Commercial Zones) for Zone C-M, the following uses shall require a Conditional Use Permit (Chapter 22.158) in Zone C-M:
  - a. *Services.*
    - Boat Rentals.
    - Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.140.190 (Electric Distribution Substations, Including Microwave Facilities).
    - Laboratories, research and testing.
    - Laundry plants, wholesale.
    - Medical laboratories.
    - Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
  - b. *Recreation and Amusement.*
    - Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
    - Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
  - c. *Industrial Uses.* The industrial uses in this Subsection F.10.c are allowed with a Conditional Use Permit only if all activities associated with the use are conducted within an enclosed building.
    - Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors

exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:

- Aluminum products.
- Metal plating.
- Plastic products.
- Shell products.
- Stone products.

d. *Prohibited Uses.* The following uses shall be prohibited in Zone C-M:

- Sewage treatment plants.
- Explosive storage.

G. **Zone M-1.** The standards prescribed for Zone C-M in Subsections F.1 through F.8, above, shall apply to Zone M-1. In addition, the following standards shall apply:

1. **Fences or Walls.** Properties that adjoin a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum eight-foot high solid wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls Required).
2. **Outdoor Businesses.** All principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a Residential Zone or sensitive use as described in Subsection F.1, above, shall require a Conditional Use Permit (Chapter 22.158).
3. **Minimum Lot Size.** Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 8,000 square feet.
4. **Uses Subject to Permits.** In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-1, and notwithstanding any contrary provision within that Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) in Zone M-1:
  - Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
  - Agricultural contractor equipment, sale or rental or both.
  - Animal experimentation research institute.
  - Automobile body and fender repair shops, if all operations are conducted inside of a building.
  - Automobile painting and upholstery.

- Batteries, the manufacture and rebuilding of batteries.
- Bottling plant.
- Building materials, storage of.
- Carnivals, commercial or otherwise.
- Cellophane; the manufacture of cellophane products.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cold-storage plants.
- Concrete batching, providing that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Dairy products depots and manufacture of dairy products.
- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Ferris wheels.
- Fruit packing plants.
- Fumigating contractors.
- Granite, the grinding, cutting, and dressing of granite.
- Heating equipment, the manufacture of.
- Horn products, the manufacture of.
- Ice, the manufacture, distribution, and storage of.
- Ink, the manufacture of.
- Iron, ornamental iron works, but not including a foundry.
- Laboratories for testing experimental motion picture film.
- Lumberyards, except the storage of boxes or crates.



- Machine shops.
- Machinery storage yards.
- Marble, the grinding, cutting, and dressing of.
- Metals:
  1. Manufacturing of products of precious metals;
  2. Manufacturing of metal, steel and brass stamps, including hand and machine engraving;
  3. Metal fabricating;
  4. Metal spinning;
  5. Metal storage;
  6. Metal working shops; and
  7. Plating and finishing of metals, provided no perchloric acid is used.
- Nightclubs.
- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.
- Outdoor skating rinks and outdoor dance pavilions.
- Outside storage.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Plaster, the storage of.
- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.
- Rug cleaning plant.
- Sheet metal shops.
- Shell products, the manufacture of.
- Shooting gallery.
- Starch; the mixing and bottling of starch.
- Stone, marble and granite, and grinding, dressing and cutting of.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.
- Stove polish, the manufacture of.
- Tire yards and retreading facilities.

- Trucks; the parking, storage, rental, and repair of.
- Ventilating ducts, the manufacture of.
- Welding.

5. **Prohibited Uses.** In addition to the uses specified in Section 22.22.030.E (Prohibited Uses), the following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Cannery, except meat or fish.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products, except glue.
- Cesspool pumping, cleaning and draining.
- Dextrine, manufacture of.
- Draying yards or terminals.
- Engines; the manufacture of internal combustion or steam engines.
- Explosives storage.
- Fox farms.
- Fuel yard.
- Incinerators, the manufacture of.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.
- Machinery; the repair of farm machinery.
- Marine oil service stations.
- Moving van storage or operating yards.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards or terminals.
- Refrigeration plants.
- Sand; the washing of sand to be used in sandblasting.
- Slaughterhouses with wholesale or retail sale of meat or meat products.

- Sodium glutamate, the manufacture of.
  - Valves; the storage and repair of oil well valves.
  - Wood yards.
  - Yarn; the dying of yarn and manufacture of yarn products.
- H. **Zone M-1.5.** The standards prescribed for Zone C-M in Subsections F.1 through F.8, above, and the standards prescribed for Zone M-1 in Subsections G.2 through G.5, above, shall apply to Zone M-1.5.
- I. **Zone M-2.** The standards prescribed for Zone C-M in Subsections F.1, F.6 and F.7, above, and the standards prescribed for Zone M-1 in Subsection G.2, above, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:
1. **Minimum Lot Size.** Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 15,000 square feet.
  2. **Prohibited Uses.** Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a Residential Zone or sensitive use as described in Subsection F.1, above. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this Subsection I.2.

## **22.324.080 Area Specific Development Standards**

### **A. Area 1—Florence Avenue.**

1. **Purpose.** This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.
2. **Area Description.** In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on Figure 22.324-B: Florence Avenue Area, at the end of this Chapter.
3. **Development Standards.**
  - a. *Signs.* Outdoor advertising signs are prohibited.
  - b. *Fences and Security Shutters.*
    - i. Chain link, barbed and concertina wire fences are prohibited.
    - ii. Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.

- c. *Air Conditioning Units.* Air conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.
  - d. *Pedestrian Character.*
    - i. All structures must have at least one entrance on Florence Avenue.
    - ii. At least 50 percent of a building's ground floor facade fronting Florence Avenue shall consist of entrances or shop windows.
    - iii. To the extent the building's facade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building facade shall consist of mirrored or densely tinted glass.
  - e. *Parking.* Except as herein modified, parking in this area shall comply with all applicable provisions of Chapter 22.112 (Parking):
    - i. The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and
    - ii. Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.
4. ***Zone Specific Use Standards.***
- a. *Zone C-2.* In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-2, and notwithstanding any contrary provision in such Chapter, the following uses shall require a Conditional Use Permit in Zone C-2:
    - Air-pollution sampling stations.
    - Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
    - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
  - b. *Zone C-3.* In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-3, and notwithstanding any contrary

provision in such Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) in Zone C-3:

i. Sales.

- Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
- Motorcycle, motorscooter, and trail bike sales.
- Pawnshops.
- Trailer sales, box and utility.

ii. Services.

- Air-pollution sampling stations.
- Automobile battery service, provided all repair activities are conducted within an enclosed building only.
- Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
- Automobile repair garages, provided all repair activities are conducted within an enclosed building only.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
- Car washes, automatic, coin-operated and hand wash.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Drive-through facilities.
- Furniture and household transfer and storage.
- Truck rentals.

**B. Area 2—Roseberry Park.**

1. **Purpose.** This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.
2. **Area Description.** In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on Figure 22-324-C:Roseberry Park Area, at the end of this Chapter.
3. **Zone-specific Development Standards.**
  - a. **Zone C-3.** No structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.
  - b. **Zone M-1.**
    - i. **Main Entrance.** Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.
    - ii. **Lot Coverage.** All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Section 22.324.070.F.1 (Buffers). Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
    - iii. **Height.** No structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.
    - iv. **Lights.** Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.
    - v. **Sound equipment.** Sound amplification equipment shall be prohibited outside an enclosed structure.

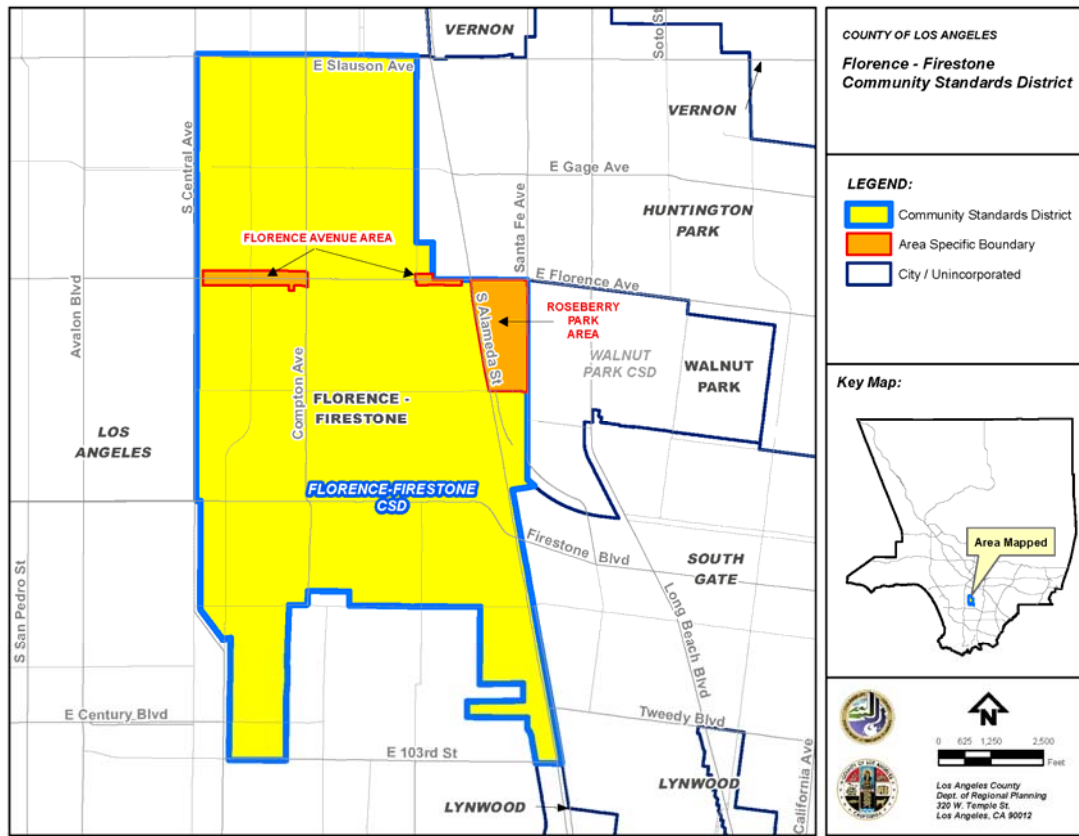
**22.324.090 Modification of Development Standards**

**A. Minor Variations.**

1. The Director may permit minor variations from the zone-specific development standards specified in Sections 22.324.070.D.1, D.3.d and D.3.e (Zone C-2), Sections 22.324.070.F.1 through F.6 (Zone C-M), Sections 22.324.070.G.1 and G.3 (Zone M-1), Section 22.324.070.I.1 (Zone M-2) and Sections 22.324.080.B.3.b.i and ii (Zone M-1 in Area 2) where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

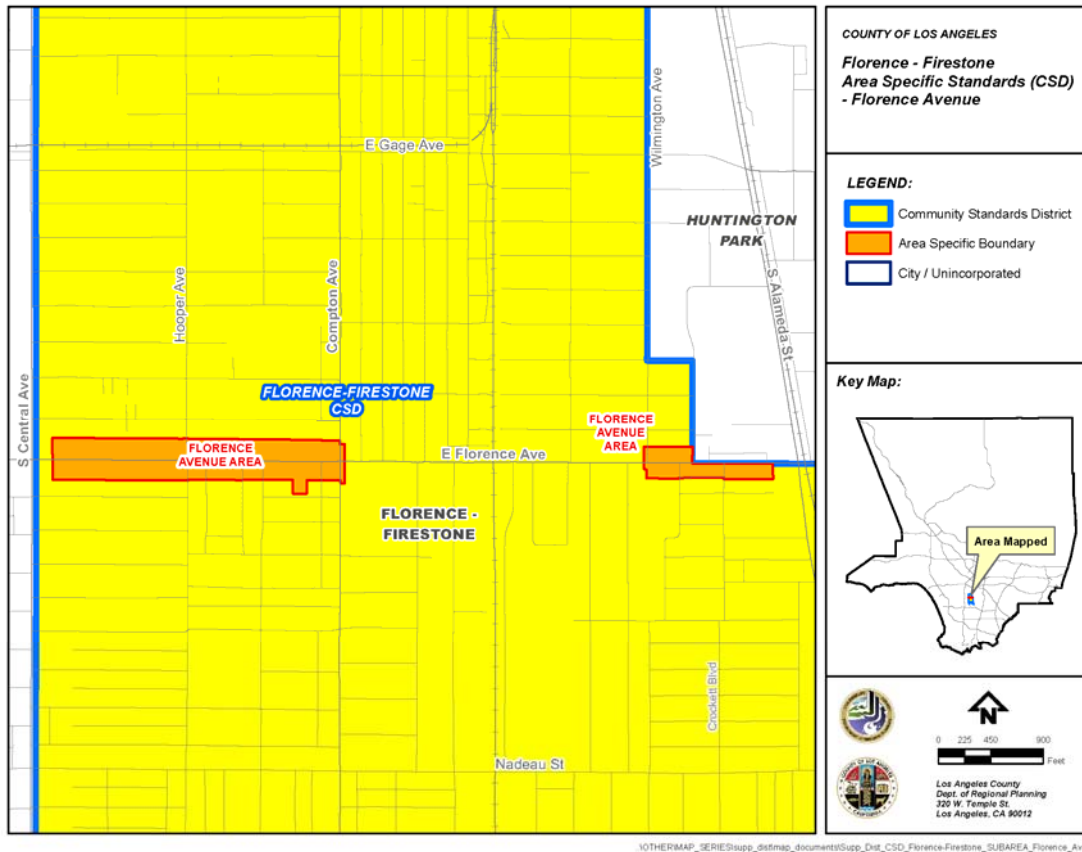
- a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD;
    - b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area;
    - c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and
    - d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to Subsection A.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this Subsection A.
  2. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review, except that the filing fee shall be equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.
  3. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property within a 250-foot radius of the exterior boundaries of the subject property.
- B. Nonconforming Residential Uses.** Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:
1. The termination periods set forth in Section 22.174.050 (Termination Conditions and Time Limits) as long as the residential use continues; and
  2. The provisions in Sections 22.174.020.G.1 and G.2 (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).
- C. Transit Oriented Districts.** Any development standard in this CSD contrary to a development standard regulating the same matter in Chapter 22.84 (Transit Oriented Districts) governing transit oriented districts shall be superseded by the standard in the transit oriented district.

**FIGURE 22.324-A:FLORENCE-FIRESTONE CSD BOUNDARY**



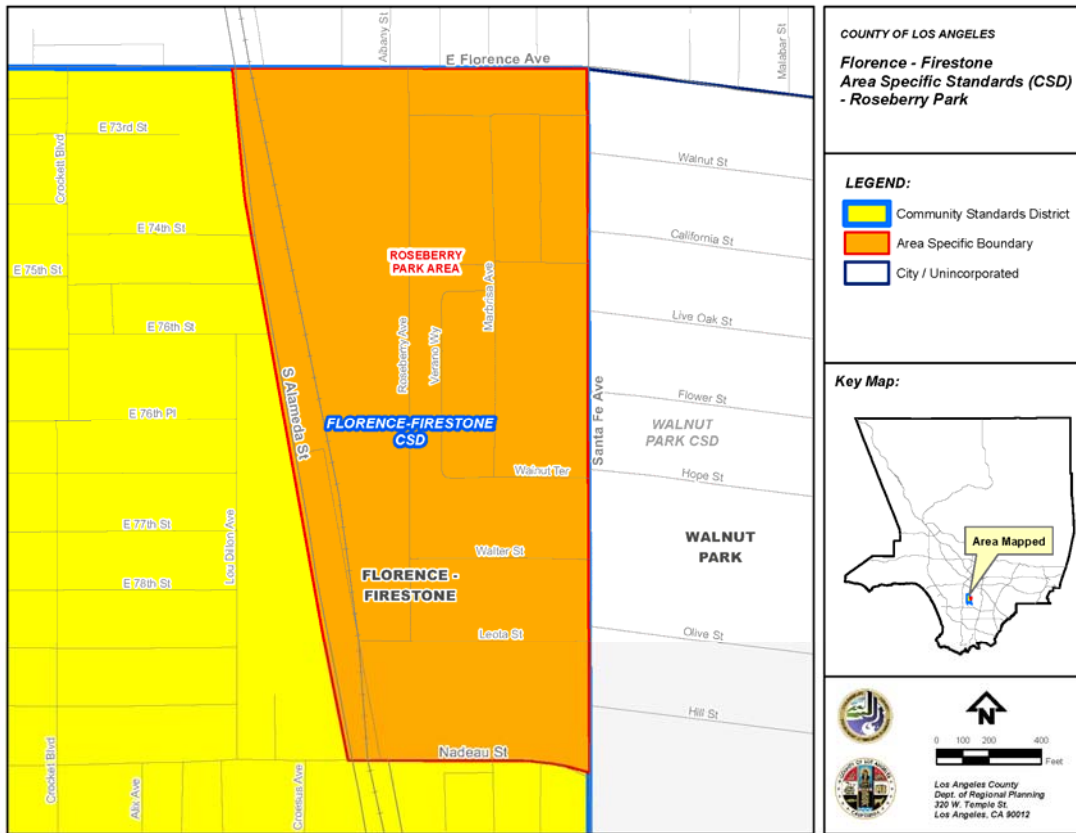


**FIGURE 22.324-B:FLORENCE AVENUE AREA**



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**FIGURE 22.324-C:ROSEBERRY PARK AREA**



## **Chapter 22.326 Juniper Hills Community Standards District**

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### Sections:

22.326.010	Purpose
22.326.020	Definitions
22.326.030	District Map
22.326.040	Applicability
22.326.050	Application and Review Procedures
22.326.060	Community Wide Development Standards
22.326.070	Zone Specific Development Standards
22.326.080	Area Specific Development Standards
22.326.090	Modification of Development Standards

### **22.326.010 Purpose**

The Juniper Hills Community Standards District (“CSD”) is established to ensure that future public and private improvements are consistent with the community's existing development pattern and the goals, objectives, and policies of the Antelope Valley Area Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density. Juniper Hills is not an appropriate location for urban infrastructure such as expensive public sewage and water systems. The standards contained in this CSD are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

### **22.326.020 Definitions**

The following terms are defined solely for this CSD.

**Perimeter fences.** Fences or walls that mark the boundaries of a lot and agricultural fences are defined as those fences or walls used to contain livestock or other animals.

### **22.326.030 District Map**

The boundaries of this CSD are shown on Figure 22.326-A:Juniper Hills CSD Boundary, at the end of this Chapter.

### **22.326.040 Applicability**

This CSD shall not apply to:

- A. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete filings prior to the effective date of the ordinance establishing this CSD:

1. Building permits;
  2. Site Plan Reviews;
  3. General Plan Amendments and Area Plan Amendments;
  4. Tentative tract maps and parcel maps;
  5. Zone Changes;
  6. Zoning Conformance Reviews; and
  7. Other zoning permit applications listed in Division 8 (Permits and Reviews).
- B. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.

### **22.326.050 Application and Review Procedures**

In addition to other applicable provisions of Title 21 (Subdivisions) and this Title 22 of the County Code, notice of application for Conditional Use Permits, General Plan and Area Plan Amendments, tentative tract maps and parcel maps, Variances, Zone Changes, and other zoning permit applications shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property. If, in using this 1,000 foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded equally in all directions until the list includes at least 25 property owners, excluding the applicant.

### **22.326.060 Community Wide Development Standards**

#### **A. Public Street Improvements.**

1. Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.
2. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works, inverted shoulder cross-sections shall be utilized.
3. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of pedestrians and vehicular traffic by the Department of Public Works after consultation with adjacent property owners.
4. The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with adjacent property owners.

- B. Private Street and Right-of-Way Improvements.** The following standards shall apply to private streets and right-of-ways that provide access to one or more lots:
1. Paving shall only be required if necessary to comply with Fire Department regulations and the requirements of Title 32 (Fire Code) of the County Code; and
  2. Width shall be limited to 28 feet unless a greater width is necessary to comply with Fire Department regulations and the requirements of Title 32 (Fire Code).
- C. Street Lights.**
1. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.
- D. Drainage.** Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.
- E. Trails.** In reviewing and establishing design conditions for any land division, the Commission or the Hearing Officer shall determine that the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Area Plan.
- F. Lot Design.**
1. Each new lot created by a land division shall contain a gross area of not less than five acres.
  2. Each new lot created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.
- G. Hillside Development.** Density-controlled development shall be prohibited in this CSD.
- H. Grading.** A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.
- I. Vegetation Conservation.**
1. The removal or destruction of vegetation of any kind on a lot two and one half acres or greater in size shall require a Conditional Use Permit (Chapter 22.158) where the area of removal or destruction is greater than 30 percent of the gross area of the lot.

2. This Subsection I shall not apply to the removal or destruction of vegetation:
  - a. On a publicly owned right-of-way;
  - b. That is necessary to allow for the construction of additions to single-family residences permitted by this Title 22;
  - c. That is necessary to allow for the construction of accessory structures or additions to accessory structures permitted by this Title 22;
  - d. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Counsel, is necessary to comply with County regulations relating to brush clearance or fire safety, or that is otherwise required by the Fire Department;
  - e. For work performed under a permit issued to control erosion or flood hazards; or
  - f. For accessory agricultural uses permitted by this Title 22.
3. Where any land division is proposed:
  - a. Plans depicting existing vegetation shall be submitted with the application.
  - b. When the land division proposes new development, a fuel modification plan(s) shall also be submitted with the application that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of each lot to be created unless such removal or destruction meets the exclusions contained in Subsection I.2, above, absent issuance of an approved Conditional Use Permit under Subsection I.1, above. Such land division shall be conditioned upon the recording of a vegetation conservation covenant with the Recorder-Registrar/County Clerk to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in Subsection I.2, above, and subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.
  - c. When the land division does not propose new development, it shall be conditioned upon recording of a covenant with the Registrar-Recorder/County Clerk to ensure permanent maintenance of existing vegetation on lots created by the land division until such time that development is proposed, barring a fire or other natural disaster and subject to the exclusions listed in Subsection I.2, above, and further

subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.

4. Where a new single-family residence is proposed on an existing unimproved lot two and one-half acres or greater in size:
    - a. Site plans shall be submitted to the Director pursuant to Chapter 22.188 (Site Plan Review, Ministerial) that depict existing vegetation.
    - b. A fuel modification plan shall also be submitted to the Director that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of the lot unless such removal or destruction meets the exclusions contained in Subsection I.2, above, absent issuance of an approved Conditional Use Permit under Subsection I.1, above. A vegetation conservation covenant shall be recorded with the Registrar-Recorder/County Clerk for each such lot to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in Subsection I.2, above, and subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.
  5. Transplantation of vegetation is encouraged as an alternative to removal.
- J. **Vegetation Conservation Buffer.** Notwithstanding the provisions of Subsection I, above:
1. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot bordering upon the widest public street or private street or right-of-way;
  2. In cases where a vegetation conservation buffer is established pursuant to Subsection J.1, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot;
  3. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:
    - a. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;
    - b. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

- c. Vegetation may be removed for compliance with County regulations relating to brush clearance safety, fuel modification, or other Fire Department requirements.

**K. Required Yards.**

1. Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.
2. Required front, side, and rear yards shall be measured from the property boundary unless such boundary is located within a public street or a private street or right-of-way providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.
3. Wells, well pump houses, pumps, tanks, and other well-related fixtures shall be permitted within required front, side, and rear yards.
4. Accessory structures shall be prohibited within required rear yards.
5. **Fences.** Fences and walls within required yard areas shall comply with Section 22.110.070 (Fences and Walls) as well as the following provisions/restrictions:
  - a. Perimeter fences within any required yard area shall not exceed a height of six feet;
  - b. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;
  - c. Agricultural fences are prohibited within any required yard area; and
  - d. Barbed or concertina wire shall not be used in any fence within any required yard area.

- L. **Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

**22.326.070 Zone Specific Development Standards**

(Reserved)

**22.326.080 Area Specific Development Standards**

(Reserved)

**22.326.090 Modification of Development Standards**

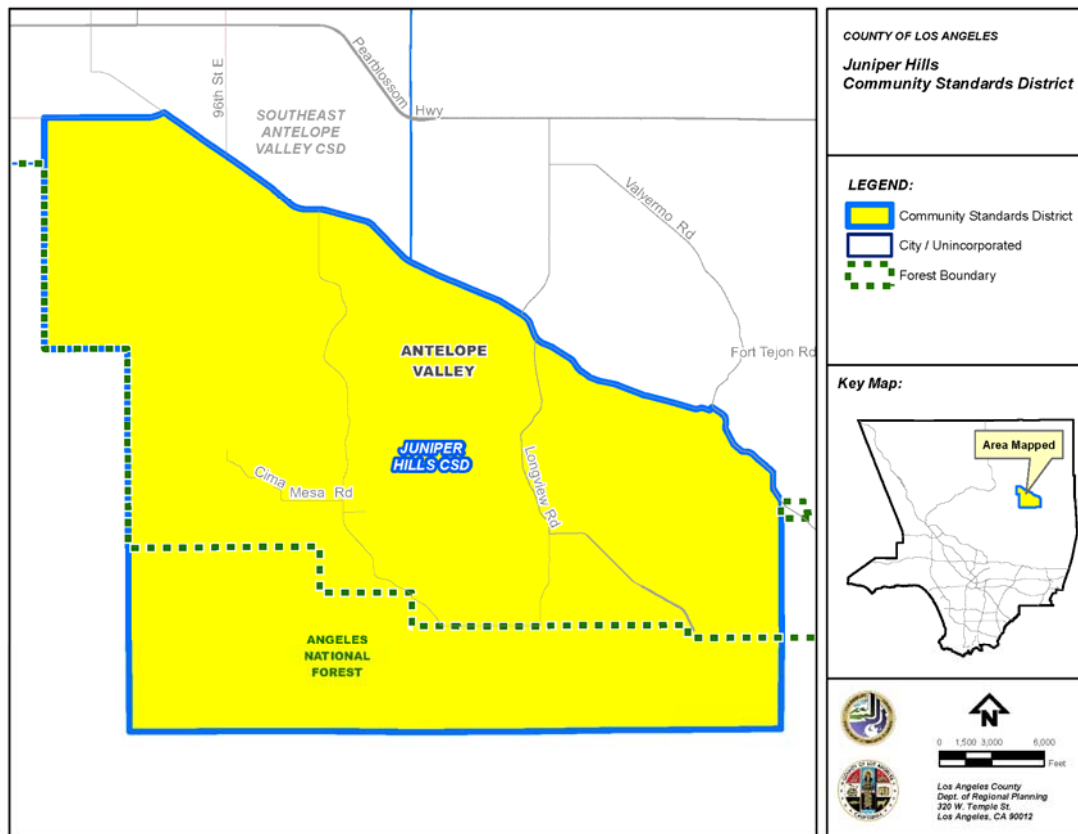
Modifications to Section 22.326.060.K (Required Yards) may be granted by the Director for the reasons set forth in Section 22.110.180 (Modifications Authorized), provided that:

- A. A Discretionary Site Plan Review (Chapter 22.190) application is filed; and



- B. Such application includes the information specified in Section 22.326.050 (Application Review and Procedures).

**FIGURE 22.326-A:JUNIPER HILLS CSD BOUNDARY**



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## Chapter 22.328 La Crescenta-Montrose Community Standards District

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### Sections:

22.328.010	Purpose
22.328.020	Definitions
22.328.030	District Map
22.328.040	Applicability
22.328.050	Application and Review Procedures
22.328.060	Community Wide Development Standards
22.328.070	Zone Specific Development Standards
22.328.080	Area Specific Development Standards
22.328.090	Modification of Development Standards

### 22.328.010 Purpose

The La Crescenta-Montrose Community Standards District ("CSD") is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.

### 22.328.020 Definitions

The following definitions are defined solely for Section 22.328.080 (Area Specific Development Standards).

#### Architectural Styles.

**Arts and Crafts architectural style.** Employing low-pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables; porches of either full or partial width with a roof supported by tapered square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.

**Foothill Eclectic architectural style.** Employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west, and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as river rock.

**Mission architectural style.** Employing a mission-shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily-roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing, such as patterned tiles or carved stonework.

**Prairie architectural style.** Employing a low-pitched roof that is primarily hipped and has widely overhanging eaves; single-story wings or porches; eaves, cornices, and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, or by the use of board and batten.

**Spanish architectural style.** Employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California missions and rancho architecture; a low-pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical facade; rich details drawing from Moorish, Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought-iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco covering.

**Victorian architectural style.** Employing prototypes from Medieval architecture using a multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical, or native precedents; and clapboard or shingle with stucco wall covering.

**Earth tone colors.** Colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in emulation of the natural colors found in dirt, rocks, and vegetation.

**Existing mature trees.** Trees that are at least eight inches in diameter as measured four-and-one-half feet above mean grade.

### **22.328.030 District Map**

The boundaries of this CSD are shown on Figure 22.328-A:La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

### **22.328.040 Applicability**

This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:

- A. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance establishing this CSD;
- B. Buildings or building additions located on a primary or secondary highway and for which a complete application was submitted to the Department prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;
- C. General Plan Amendments and Area Plan Amendments for which a complete application was submitted to the Director prior to March 7, 2006;
- D. Tentative tract maps and parcel maps for which completed applications were submitted to the Director prior to March 7, 2006, provided that such tentative maps have not expired;
- E. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application review by the Director was submitted prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;
- F. Zone Changes for which a complete application was submitted to the Director prior to March 7, 2006;
- G. Zoning Conformance Reviews for which a complete application was submitted to the Director prior to March 7, 2006; and
- H. Buildings or building additions for which a Conditional Use Permit application was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

#### **22.328.050     Application and Review Procedures**

(Reserved)

#### **22.328.060     Community Wide Development Standards**

(Reserved)

#### **22.328.070     Zone Specific Development Standards**

##### **A. Zone R-3.**

##### **1. *Front Yards.***

- a. At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.
- b. Where a lot is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.

- c. Where a lot is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet or portion thereof of lot width and each driveway shall not exceed 26 feet in width.
- d. Front yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line adjoining said residentially-zoned property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

**2. Interior Side Yards.**

- a. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of not less than five feet.
- b. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards each equal to 10 percent of the average width of such lot.
- c. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards each of not less than 10 feet.
- d. Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property.
- e. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.
- f. Uncovered porches, platforms, landings, and decks may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

**3. Rear Yards.**

- a. Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.
- b. Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one

minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.

4. **Structure Height and Setback.** For structures that exceed 25 feet in height and are located on a lot adjoining a single-family or two-family residentially-zoned property in any jurisdiction:

- a. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and
- b. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.

5. **Open Space.**

- a. Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.
- b. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.
- c. At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

6. **Building Design.**

- a. Where a lot is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.
- b. Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width.
- c. For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.

- d. For each building that fronts a public street, at least one entrance shall be placed on the building's wall which faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall be framed in a decorative portico.
  - e. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the Director.
  - f. A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.
  - g. Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the Director. Such decorative elements may have a slope of less than 1:3.
  - h. Roof mounted equipment shall be screened from view from any adjacent residential property and adjoining public street, if feasible, except that solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be screened.
7. **Landscaping.** Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

**B. Other Zones.** (Reserved)

## 22.328.080 Area Specific Development Standards

- A. **Applicability, Review, and Certification.** The following standards of applicability, review, and certification shall apply in Area 1 (Foothill Boulevard West Town Area), Area 2 (Foothill Boulevard Mid-Town Area), and Area 3 (Foothill Boulevard East Town Area) as described hereafter:

1. **Applicability.** These area specific standards shall apply to development proposals that involve one or more of the activities listed in Table 22.328-A, below, except for development proposals for which building permit applications were submitted to, and deemed complete by, the Department or the Department of Public Works prior to the effective date of these area specific development standards:

TABLE 22.328-A: AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY			
Activity	Applicable Standards		
	Area 1	Area 2	Area 3
New or change of land use	<ul style="list-style-type: none"> <li>- B.3 (Apartment Houses)</li> <li>- B.4 (Zone Specific)</li> </ul>	<ul style="list-style-type: none"> <li>- C.3 (Apartment Houses)</li> <li>- C.4 (Zone Specific)</li> </ul>	<ul style="list-style-type: none"> <li>- D.3 (Apartment Houses)</li> <li>- D.4 (Zone Specific)</li> </ul>



	Development Standards)	Development Standards)	Development Standards)
New structure	<ul style="list-style-type: none"> <li>– B.5 (Lot Coverage)</li> <li>– B.6 (Required Yards)</li> <li>– B.7 (Structure Height)</li> <li>– B.8 (Structure Design)</li> </ul>	<ul style="list-style-type: none"> <li>– C.5 (Lot Coverage)</li> <li>– C.6 (Required Yards)</li> <li>– C.7 (Structure Height)</li> <li>– C.8 (Structure Design)</li> </ul>	<ul style="list-style-type: none"> <li>– D.5 (Lot Coverage)</li> <li>– D.6 (Required Yards)</li> <li>– D.7 (Structure Height)</li> <li>– D.8 (Structure Design)</li> </ul>
New addition to existing structure	<ul style="list-style-type: none"> <li>– B.5 (Lot Coverage)</li> <li>– B.6 (Required Yards)</li> <li>– B.7 (Structure Height)</li> <li>– B.8.d (Structure Design)</li> </ul>	<ul style="list-style-type: none"> <li>– C.5 (Lot Coverage)</li> <li>– C.6 (Required Yards)</li> <li>– C.7 (Structure Height)</li> <li>– C.8.b (Structure Design)</li> </ul>	<ul style="list-style-type: none"> <li>– D.5 (Lot Coverage)</li> <li>– D.6 (Required Yards)</li> <li>– D.7 (Structure Height)</li> <li>– D.8.b (Structure Design)</li> </ul>
New alteration to the exterior of existing structure that requires permits from the Department of Public Works	– B.8.d through B.8.m (Structure Design) as they apply to the new alteration being proposed	– C.8.b (Structure Design) as they apply to the new alteration being proposed	– D.8.b (Structure Design) as they apply to the new alteration being proposed
<ul style="list-style-type: none"> <li>• New parking lot</li> <li>• New addition to existing parking lot</li> <li>• Replacement of existing parking lot</li> </ul>	– B.9 (Parking Lot Design)	– C.9 (Parking Lot Design)	– D.9 (Parking Lot Design)
<ul style="list-style-type: none"> <li>• Installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping</li> <li>• Replacement of existing landscaping</li> </ul>	– B.10 (Landscaping)	– C.10 (Landscaping)	– C.10 (Landscaping)
<ul style="list-style-type: none"> <li>• New wall or fence</li> <li>• New addition to existing wall or fence</li> <li>• Replacement of existing wall or fence</li> </ul>	– B.11 (Walls and Fences)	– C.11 (Walls and Fences)	– C.11 (Walls and Fences)
<ul style="list-style-type: none"> <li>• New sign</li> <li>• Enlargement or alteration of existing sign</li> <li>• Replacement of existing sign</li> </ul>	– B.12 (Signs)	– C.12 (Signs)	– C.12 (Signs)

## 2. **Review.**

- a. Development proposals subject to these area specific standards shall require an approved Ministerial Site Plan Review (Chapter 22.188), unless a different approval is required by this Title 22.
- b. Applications for approval shall include all information necessary to evaluate compliance with these area specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.

- c. Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.
  - d. Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.
  - e. If an application includes landscaping plans, the application shall also include a covenant and agreement, to be recorded with the Registrar-Recorder/County Clerk following application approval, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area specific standards, and all other applicable provisions of this Title 22.
3. **Certification.** Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 in Title 26 (Building Code) of the County Code, an architect, general contractor, or applicable contractor licensed by the State of California shall submit a statement to the Department made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that all construction to be inspected complies in his or her professional opinion with all approved plans, these area specific standards, and all other applicable provisions of this Title 22.

**B. Area 1 - Foothill Boulevard West Town Area.**

1. **Purpose.** The Foothill Boulevard West Town Area is established to improve the appearance of the western Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.
2. **Description of Area.** The boundaries of this area are shown on Figure 22.328-B:Foothill Boulevard West Town Area, at the end of this Chapter.
3. **Apartment Houses.** In approving a Conditional Use Permit (Chapter 22.158) application for an apartment house, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):

- a. That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is unfeasible due to access constraints, lot size or dimensions, or economic constraints substantiated by a market analysis; and
- b. That the proposed project substantially complies with these area specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.328.010 (Purpose).

4. **Zone Specific Use Standards.**

- a. *Zone C-1.* In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit application (Chapter 22.158) in Zone C-1:
  - i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.
  - ii. Sales.
    - Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
  - iii. Services.
    - Automobile repair and parts installation incidental to automobile supply stores.
    - Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
    - Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
    - Communications equipment buildings.
    - Parking lots and parking buildings, except where accessory to a structure on the same lot.
    - Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the

public schools by the State of California in which no pupil is physically restrained.

- Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

iv. Recreation and Amusement.

- Athletic fields, excluding stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Swimming pools, as a primary use.

b. *Zone C-3.* In addition to the uses in Chapter 22.20 (Commercial Zones), the following uses shall require a Conditional Use Permit application (Chapter 22.158) in Zone C-3:

i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.

ii. Sales.

- Automobile sales, sale of new and used motor vehicles.
- Boat and other marine sales.
- Pet stores.

iii. Services.

- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair and parts installation, incidental to automobile supply stores.
- Automobile repair garages.
- Automobile service stations.
- Boat rentals.
- Car washes, automatic, coin-operated, and hand wash.

- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.
- Communication equipment buildings.
- Community centers.
- Electrical distribution substations including microwave facilities.
- Gas metering and control stations, public utility.
- Libraries.
- Microwave stations.
- Parking lots and parking buildings, except where accessory to a structure on the same lot .
- Post offices.
- Recreational vehicle rentals.
- Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California in which no pupil is physically restrained.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Tool rentals, box and utility only.
- Trailer rentals, box and utility only.
- Truck rentals.
- Veterinary clinics, small animals.

iv. Recreation and Amusement.

- Athletic fields, including stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities together with appurtenant clubhouse.

- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.

5. **Lot Coverage.** Structures shall not cumulatively occupy more than 85 percent of the net area of a lot.

6. **Required Yards.**

a. *Front and Corner Side Yards.*

- i. Each lot shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.
- ii. At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, below.
- iii. The following uses are permitted in required front and corner side yards:
  - (1) Driveways, subject to the limitations of Subsection B.9.a, below;
  - (2) Outdoor dining;
  - (3) Street furniture; and
  - (4) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, below.
- iv. Each required front or corner side yard shall be landscaped in areas where none of the uses in the immediately preceding Subsection B.6.a.iii, above, are maintained and such landscaping shall comply with Subsection B.10, below.

b. *Rear Yards.*

- i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped to provide shielding for the adjoining Residential Zone with landscaping that complies with Subsection B.10, below, and the following requirements:
  - (1) If a lot is 60 feet or less in width at its rear lot line, at least two 24-inch box trees shall be planted and such trees shall be planted 27 feet apart; and
  - (2) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

**7. Structure Height.**

- a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 35 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.
- b. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall vary across the depth of the lot from front to back with the maximum height allowed at the front of the lot, and shall be established as follows:
  - i. If the adjoining lot in a Residential Zone has a lower elevation, the maximum structure height shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.
  - ii. If the adjoining lot in a Residential Zone has a higher elevation, the maximum structure height shall be established as a 45-degree projection measured from the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.

**8. Structure Design.**

- a. *Design Features.* New primary structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, below:
  - i. Arcading;
  - ii. Arches;
  - iii. Awnings;
  - iv. Balconies;
  - v. Bay windows;
  - vi. Colonnades;
  - vii. Courtyards;
  - viii. Decorative exterior stairs;
  - ix. Decorative grilles;
  - x. Decorative iron fences;
  - xi. Masonry benches;
  - xii. Outdoor dining;

- xiii. Pergolas and trellises;
- xiv. Plazas;
- xv. Recessed upper floor loggias or pergolas;
- xvi. Tile masonry fountains; and
- xvii. Tiled bulkheads.

b. *Structure Frontage.*

- i. If a new primary structure adjoins either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street, at least 50 percent of the ground-floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.
- ii. If a new primary structure adjoins either multiple public streets or multiple yards required by Subsection B.6, above, that adjoin public streets:
  - (1) At least 50 percent of the longest ground-floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and
  - (2) At least 33 percent of the other ground-floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.
- iii. At least 60 percent of all ground-floor structure frontages that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.
- iv. At least 50 percent of all structure frontages above the ground floor that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.

c. *Architectural Style.* New primary structures shall be designed in compliance with one of the following architectural styles, defined by this Chapter and further explained in the Foothill Boulevard Design Guidelines, a separate document maintained by the Department:

- i. Victorian.
- ii. Arts and Crafts.



- iii. Mission.
- iv. Prairie.
- v. Spanish.
- vi. Foothill Eclectic.
- d. *Roof Design.* Roofs shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and shall also comply with the following standards:
  - i. Roofs and roof forms shall be employed on at least three of the four sides of a structure; and
  - ii. Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal where metal roofs are otherwise authorized.
- e. *Roof Projections.*
  - i. Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.
  - ii. Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.
  - iii. Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the maximum structure height established by Subsection B.7, above.
- f. *Mechanical Equipment.*
  - i. Roof-Mounted Equipment.
    - (1) Roof-mounted equipment shall be screened from view on all four of its sides by roof forms, roof projections, or architectural screening that is consistent with the chosen architectural style, as defined in Subsection B.8.c, above.
    - (2) Roof-mounted equipment shall not occupy more than 15 percent of the total area.
    - (3) Roof-mounted equipment shall not exceed eight feet in height, as measured from the roof.
    - (4) Roof-mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.
  - ii. Mechanical equipment attached to a structure at the ground floor level, including but not limited to individual air conditioning units,

shall be screened or enclosed through use of landscaping compliant with Subsection B.10, below, or use of walls or fences compliant with Subsection B.11, below.

g. *Exterior Lighting.*

- i. Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.
- ii. Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public right-of-ways and Residential Zones.

h. *Pedestrian Circulation Areas.* Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and pavement in such areas shall employ the following materials: brick, interlocking paving stones, or paver tiles.

i. *Pedestrian Entrances and Walk-Up Facilities.*

- i. If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from the edge of the right-of-way closest to the structure.
- ii. If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way closest to the structure.

j. *Windows.*

- i. All ground-floor structure frontages adjoining either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street shall include windows.
- ii. Windows shall be designed so that storage areas, other than product displays, within a structure are not visible and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.
- iii. Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.
- iv. Tinted glass may be employed in a window above the ground floor of a structure.
- v. At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.

- vi. Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each window containing such railing or grille is not view obscured.
- vii. Roll-up security gates and grilles shall not be installed on the exterior of any window.
- k. *Awnings.*
  - i. Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by Subsection B.8.b, above, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.
  - ii. An open framework may be permitted beneath awnings.
  - iii. Multiple awnings belonging to a single commercial business shall be the same color and style.
  - iv. Awnings shall not employ glossy material or be internally lit.
  - v. If the Director determines that any awning on a lot is not maintained in good repair, the owner of such lot shall remove, repair, or replace such awning within 30 days of receipt of notification from the Director or his designee. For the purposes of this Subsection B.8.k, good repair shall be defined as not torn, ripped, or faded to a different color.
- l. *Wall Finishes.*
  - i. Exterior wall finishes shall be applied uniformly on all sides of a structure and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.
  - ii. Exterior wall finishes shall employ the following materials: bricks, shingles, lap siding, stucco, naturally occurring river rock, and stone veneers.
  - iii. Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors.
  - iv. Exterior wall finishes may employ the following design elements: rough textured wood beams, headers, trim, siding, pre-cast headers, lentils, casements, cornices, and trim.

- m. *Color.* Earth tone colors shall be used as base colors on structures, with bright non-pastel colors generally providing accent.
- 9. ***Parking Lot Design.*** The requirements of Section 22.112.080 (Parking Design) shall apply except where modified herein:
  - a. *Driveways.*
    - i. Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.
    - ii. Only one driveway shall be provided to each public street adjoining a lot.
    - iii. The Director may modify the requirements of this Subsection B.9.a, in consultation with the Fire Department and the Department of Public Works, if he finds that such modifications are necessary for public health and safety by providing necessary Fire Department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).
  - b. *Setbacks.*
    - i. If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from the edge of the right-of-way closest to the structure unless a greater distance is required by Subsection B.6, above.
    - ii. The area between a parking lot or parking structure and the edge of the right-of-way closest to the structure which may include a pedestrian walk way, shall be landscaped and such landscaping shall comply with Subsection B.10, below.
  - c. *Fences and Walls.*
    - i. Where a fence or wall is required by this Subsection B.9 or by Section 22.112.080 (Parking Design), such fence or wall shall comply with the requirements of Subsection B.11, below.
    - ii. If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from the edge of the right-of-way closest to the structure shall be required. The Director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.
  - d. *Landscaping.* Parking lot landscaping shall comply with Subsection B.10, below, and the following requirements:
    - i. One 24-inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking

lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.

- ii. A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24-inch box tree shall be planted within such area. Said tree may be included as one of the trees required by the immediately preceding Subsection B.9.d.i.
- iii. All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.
- iv. The Director may modify the requirements of this Subsection B.9.d when 20 or fewer parking spaces are provided on a lot if he finds that these requirements are infeasible due to the lot size or dimensions, and that the modified requirements provide sufficient landscaping. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).

e. *Pedestrian Circulation Areas.*

- i. Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.
- ii. Pedestrian circulation areas within stand-alone parking lots shall utilize one of the architectural styles defined in Subsection B.8.c, above.
- iii. Pedestrian circulation areas within parking lots shall employ the following materials for the pavement in such areas: brick, interlocking paving stones, or paver tiles.

f. *Lighting.*

- i. Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.
- ii. Each parking lot lighting fixture in a stand-alone parking lot shall be consistent with one of the architectural styles defined in Subsection B.8.c, above.
- iii. Each parking lot lighting fixture shall not exceed 250 watts and the light shall be directed away from adjacent public right-of-ways and Residential Zones.

10. **Landscaping.** These landscaping provisions shall apply to installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping.

a. *General Requirements.*

- i. At least 15 percent of the net area of a lot shall contain landscaping planted in the ground.
- ii. Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.
- iii. Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.
- iv. Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.
- v. Water features, including but not limited to fountains, shall use re-circulating water systems.

b. *Plant Materials.*

- i. Plants shall be grouped in hydrozones, as required by Section 22.122.040 (Drought-Tolerant Landscaping Requirements).
- ii. Drought-tolerant plants shall be provided in accordance with Section 22.122.040 (Drought-Tolerant Landscaping Requirements).
- iii. Trees shall be at least 24-inch box size and shall be supported with appropriate staking and guy wires.
- iv. Shrubs shall be at least five -gallon size.
- v. Groundcover.
  - (1) Groundcover plants shall be planted between six and eight inches apart.
  - (2) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between 18 and 24 inches apart.
- vi. Turf grass shall be prohibited on any portion of a lot with a slope of 15 percent or greater.

c. *Existing Mature Trees.*

- i. This Subsection B.10.c shall not apply to oak trees, which are subject to the requirements of Chapter 22.176 (Oak Tree Permits).

- ii. Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are moved in accordance with State of California Arboricultural practices.

d. *Maintenance.*

- i. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.
- ii. Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:
  - (1) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.
  - (2) The system shall be designed in coordination with the hydrozones established in Subsection B.10.b.i, above.
  - (3) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public right-of-ways.

11. ***Walls and Fences.***

a. *Retaining Walls.*

- i. Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors.
- ii. Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:
  - (1) Retaining walls shall be limited to four feet in height as measured from finished grade from the bottom of the retaining wall. If four feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than four feet may be allowed.
  - (2) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.
- iii. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:

- (1) Retaining walls shall be limited to eight feet in height as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.
    - (2) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.
  - iv. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped in compliance with the requirements of Subsection B.10, above.
- b. *Other Walls and Fences.*
  - i. General Requirements.
    - (1) Walls and fences shall not exceed a height of six feet as measured from finished grade.
    - (2) Walls and fences shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.
    - (3) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.
  - ii. Walls.
    - (1) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring river rock.
    - (2) Walls shall be painted with earth tone colors.
  - iii. Fences.
    - (1) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that the top of such wrought iron fence does not curve outward, away from the subject property.
    - (2) Chain link fences are permitted only when used for construction sites or for special events authorized by an approved Special Events Permit (Chapter 22.192).



12. **Signs.** The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:

a. *Non-Conforming Signs.* An existing sign that was legally established and does not conform to the provisions of these area specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this Subsection B.12.

b. *General Requirements.*

- i. A sign shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the structure onto which it is affixed.
- ii. A sign shall employ earth tone colors.
- iii. Letters on a sign shall not exceed 18 inches in height.
- iv. A sign shall have margins of at least 15 percent of the length of the copy on such sign.
- v. If a sign has two or more rows of copy, each row shall be separated by at least three-quarters of an inch.
- vi. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.
- vii. The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.

c. *Wall Business Signs.*

i. *Area Permitted.*

(1) Each ground floor business establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:

- (a) Each wall business sign does not exceed 25 square feet in area; and
- (b) All wall business signs placed 12 or more feet above finished grade do not cumulatively contain more than five 35 percent of permitted wall business sign area.

(2) If a ground floor business establishment adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed 15 square feet in area shall be permitted on the side of such business establishment with the least building frontage.

- (3) If a ground floor business establishment adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.
  - ii. Height Permitted. A wall business sign shall not extend above a parapet wall or more than two feet above an eave.
- d. *Awning Business Signs.*
  - i. Area Permitted.
    - (1) A ground-floor business establishment shall be permitted a maximum of one awning business sign.
    - (2) A ground-floor business establishment may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.
  - ii. Other Requirements.
    - (1) An awning business sign shall be located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.
    - (2) Letters on an awning business sign shall not exceed eight inches in height.
    - (3) An awning business sign shall not be internally lit.
- e. *Projecting Business Signs.*
  - i. Area Permitted.
    - (1) A ground-floor business establishment shall be permitted a maximum of one projecting business sign.
    - (2) A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.
    - (3) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished

grade shall be permitted without substitution of wall business sign area.

ii. Height Permitted.

(1) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.

(2) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.

f. *Roof Business Signs.* Roof business signs, including signs painted on the surface of roofs, shall be prohibited.

g. *Freestanding Business Signs.*

i. Frontage.

(1) One freestanding business sign shall be permitted on a lot with a street or highway frontage having a continuous distance of between 100 and 199 feet.

(2) Two freestanding business signs shall be permitted on a lot with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.

ii. Type Permitted. A freestanding business sign shall be a monument sign. For the purposes of this Subsection B.12.g, a monument sign is defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.

iii. Size Permitted.

(1) A freestanding business sign shall not exceed six feet in height, eight feet in length, or one foot in width.

(2) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.

iv. Landscaping. A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of Subsection B.10, above.

v. Other Requirements.

(1) A freestanding business sign shall not rotate, move, or simulate motion in any way.

(2) A freestanding business sign shall not identify more than eight business establishments.

- (3) A freestanding business sign shall not be internally illuminated or employ exposed neon.
- h. *Incidental Business Signs.* An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.
  - i. *Building Identification Signs.* A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.
  - j. *Temporary Real Estate Signs.* A temporary real estate sign shall not exceed 24 square feet in area and shall not be internally illuminated.
  - k. *Temporary Construction Signs.* A temporary construction sign shall not exceed 80 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.
  - l. *Directional or Informational Signs.* A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.
  - m. *Special-Purpose Signs.*
    - i. A bulletin or special-event sign shall not exceed 12 square feet in area.
    - ii. Fuel pricing signs shall comply with the requirements of Subsections B.12.g.ii through B.12.g.v, above.
    - iii. A public transportation sign shall not include advertising.
  - n. *Prohibited Signs.* The following signs shall be prohibited in addition to those listed in Section 22.114.060 (Prohibited Signs):
    - i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
    - ii. Signs employing video components; and
    - iii. Signs emitting odors.

**C. Area 2 - Foothill Boulevard Mid-Town Area.**

1. **Purpose.** The Foothill Boulevard Mid-Town Area is established to improve the appearance of the middle Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from

adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.

2. **Description of Area.** The boundaries of this area are shown on Figure 22.328-C:Foothill Boulevard Mid-Town Area, at the end of this Chapter.
3. **Apartment Houses.** The requirements of Subsection B.3, above shall apply.
4. **Zone Specific Use Standards.**
  - a. *Zone C-1.*
    - i. The requirements of Subsection B.4.a, above, shall apply.
    - ii. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.
  - b. *Zone C-2.*
    - i. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit application (Chapter 22.158) in Zone C-2:
      - (1) Drive-through facilities, either attached to the principal structure or detached in a separate structure.
      - (2) Sales.
        - Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
        - Boat and other marine sales.
      - (3) Services.
        - Automobile rental and leasing agencies,
        - Automobile repair and parts installation incidental to automobile supply stores.
        - Churches, temples, and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
        - Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.

- Communications equipment buildings.
- Electrical distribution substations, including microwave facilities.
- Gas metering and control stations, public utility.
- Libraries.
- Microwave stations.
- Parking lots and parking buildings, except where accessory to a structure on the same lot.
- Post offices.
- Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California, in which no pupil is physically restrained.
- Schools, business and professional, including art, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair or maintenance of machinery or mechanical equipment.
- Tool rentals.

(4) Recreation and Amusement.

- Athletic fields, excluding stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Swimming pools.

- ii. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.

c. *Zone C-3.*

- i. The requirements of Subsection B.4.b, above, shall apply.
- ii. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.

5. **Lot Coverage.** The requirements of Subsection B.5, above, shall apply.

6. **Required Yards.** Rear yards shall be provided according to the requirements of Subsection B.6.b, above.

7. **Structure Height.** The maximum structure height shall be 35 feet, as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.
8. **Structure Design.**
  - a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection F.3.f shall instead be made to any yard required by Subsection C.6, above.
  - b. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:
    - i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above; and
    - ii. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection C.7, above.
9. **Parking Lot Design.** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above.
10. **Landscaping.** The requirements of Subsection B.10, above, shall apply, except that at least 10 percent of the net area of a lot shall contain landscaping planted in the ground.
11. **Walls and Fences.** The requirements of Subsection B.11, above, shall apply.
12. **Signs.** The requirements of Subsection B.12, above shall apply.

**D. Area 3 - Foothill Boulevard East Town Area.**

1. **Purpose.** The Foothill Boulevard East Town Area is established to improve the appearance of the eastern Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.
2. **Description of Area.** The boundaries of this area are shown on Figure 22.328-D:Foothill Boulevard East Town Area, at the end of this Chapter.
3. **Apartment Houses.** The requirements of Subsection B.3, above, shall apply.

4. **Zone Specific Use Standards.**

- a. *Zone C-2.* The requirements of Subsection C.4.b.i, above, shall apply.
- b. Reserved).

5. **Lot Coverage.** The requirements of Subsection B.5, above, shall apply.

6. **Required Yards.**

a. *Front and Corner Side Yards.*

- i. Each lot shall have a front yard of at least 10 feet in average depth, provided that no portion of the front yard is less than five feet in depth, and shall have a corner side yard of at least 10 feet in average depth, provided that no portion of the corner side yard is less than five feet in depth.
- ii. At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, above.
- iii. The following uses are permitted in required front and corner side yards:
  - (1) Driveways, subject to the limitations of Subsection B.9.a, above;
  - (2) Outdoor dining;
  - (3) Street furniture; and
  - (4) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, above.
- iv. Each required front or corner side yard shall be landscaped in areas where none of the uses in Subsection D.6.a.iii, above, are maintained and such landscaping shall comply with the requirements of Subsection B.10, above.

b. *Rear Yards.* The requirements of Subsection B.6.b, above, shall apply.

7. **Structure Height.**

- a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 42 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.
- b. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall be established by the requirements of Subsections B.7.b, above.

8. **Structure Design.**



- a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.
- b. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:
  - i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above; and
  - ii. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection D.7, above.
9. **Parking Lot Design.** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.
10. **Landscaping.** The requirements of Subsection B.10, above, shall apply.
11. **Walls and Fences.** The requirements of Subsection B.11, above, shall apply.
12. **Signs.** The requirements of Subsection B.12, above, shall apply.

## **22.328.090 Modification of Development Standards**

### **A. Modification Authorized.**

1. Except as set forth in Section 22.328.080.B.9.a.iii (Driveways) and Section 22.328.080.B.9.d.iv (Landscaping), modification of the development standards specified in the following Sections shall be subject to the procedures specified in this Section:
  - a. 22.328.070.A (Zone R-3),
  - b. 22.328.080.B.6 (Required Yards),
  - c. 22.328.080.B.8 (Structure Design),
  - d. 22.328.080.B.9 (Parking Lot Design),
  - e. 22.328.080.B.10 (Landscaping),
  - f. 22.328.080.B.11 (Walls and Fences),
  - g. 22.328.080.B.12 (Signs),
  - h. 22.328.080.C.6 (Required Yards),

- i. 22.328.080.C.8 (Structure Design),
- j. 22.328.080.C.9 (Parking Lot Design),
- k. 22.328.080.C.10 (Landscaping),
- l. 22.328.080.C.11 (Walls and Fences),
- m. 22.328.080.C.12 (Signs),
- n. 22.328.080.D.6 (Required Yards),
- o. 22.328.080.D.8 (Structure Design),
- p. 22.328.080.D.9 (Parking Lot Design),
- q. 22.328.080.D.10 (Landscaping),
- r. 22.328.080.D.11 (Walls and Fences), and
- s. 22.328.080.D.12 (Signs).

2. Modification of the other development standards in this CSD shall be subject to approval of a Variance (Chapter 22.196).

**B. Application.** The procedure for filing a request for modification shall be the same as that for an application for a Discretionary Site Plan Review (Chapter 22.190), except that the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

**C. Notice.**

1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property within a 1,000-foot radius of the exterior boundaries of the subject property and to the Crescenta Valley Town Council.
2. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that recipients of the notice or a representative of the Crescenta Valley Town Council may submit a written protest to the Director within 14 days following the date on the notice and that such written protest shall provide evidence that the request for modification does not meet one or more of the findings identified in Subsection D.1, below.

**D. Findings.**

1. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and the following findings:

- a. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and
  - b. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).
2. The Director shall consider each written protest when making a decision on the application. If he determines that the request for modification does not meet one or more of the above principles, standards, or findings, he may request alterations to the development proposal or impose conditions of approval before making a decision on the application.
3. The Director may refer an application to the Commission for consideration at a public hearing. All procedures in Section 22.222.120 (Public Hearing Procedures) shall be followed except that no fee shall be required. The Commission shall approve, conditionally approve, or deny the application pursuant to the principles, standards, and findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**E. Decision.**

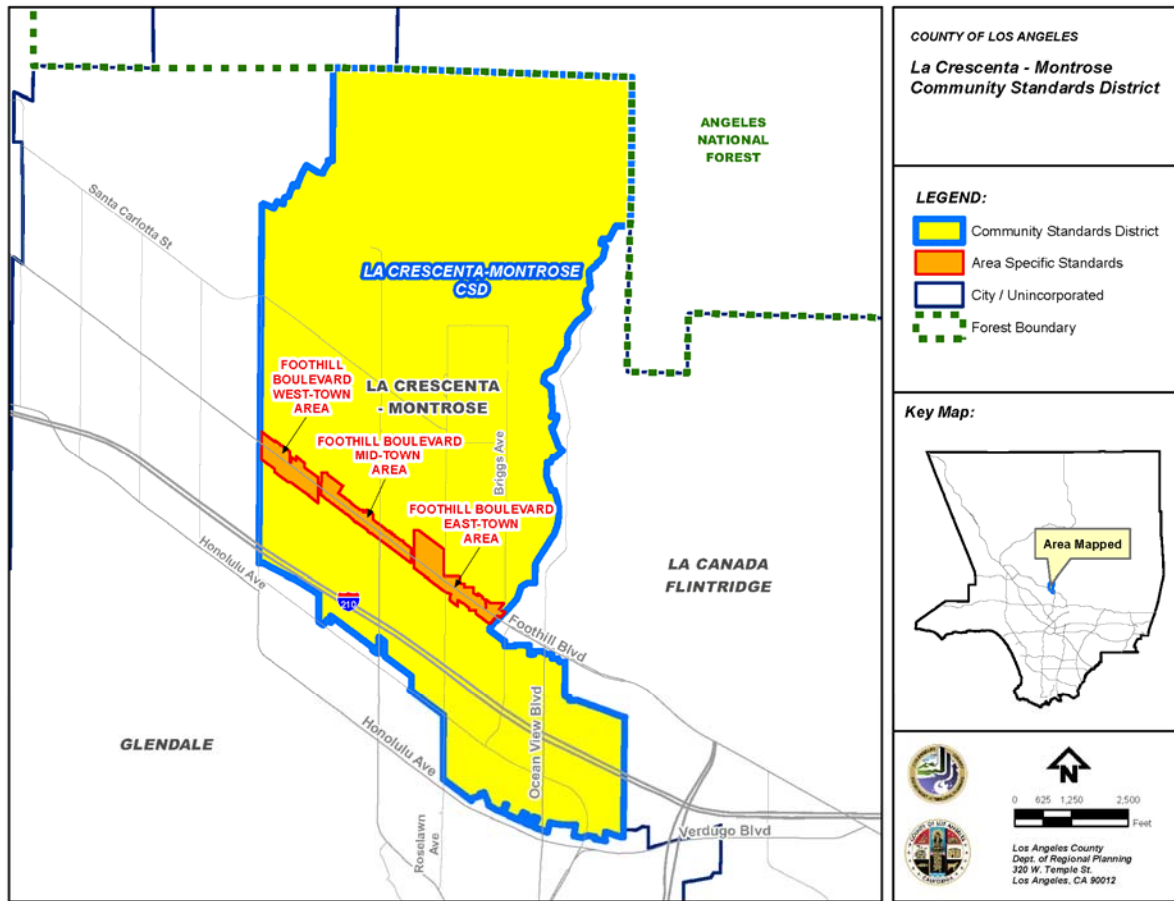
**1. Notice.**

- a. If the Director approves, conditionally approves, or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Crescenta Valley Town Council.
- b. The notice shall indicate that an appeal may be filed by a recipient of the notice or a representative of the Crescenta Valley Town Council with the Commission within 14 days following the date on the notice.

**2. Appeal.**

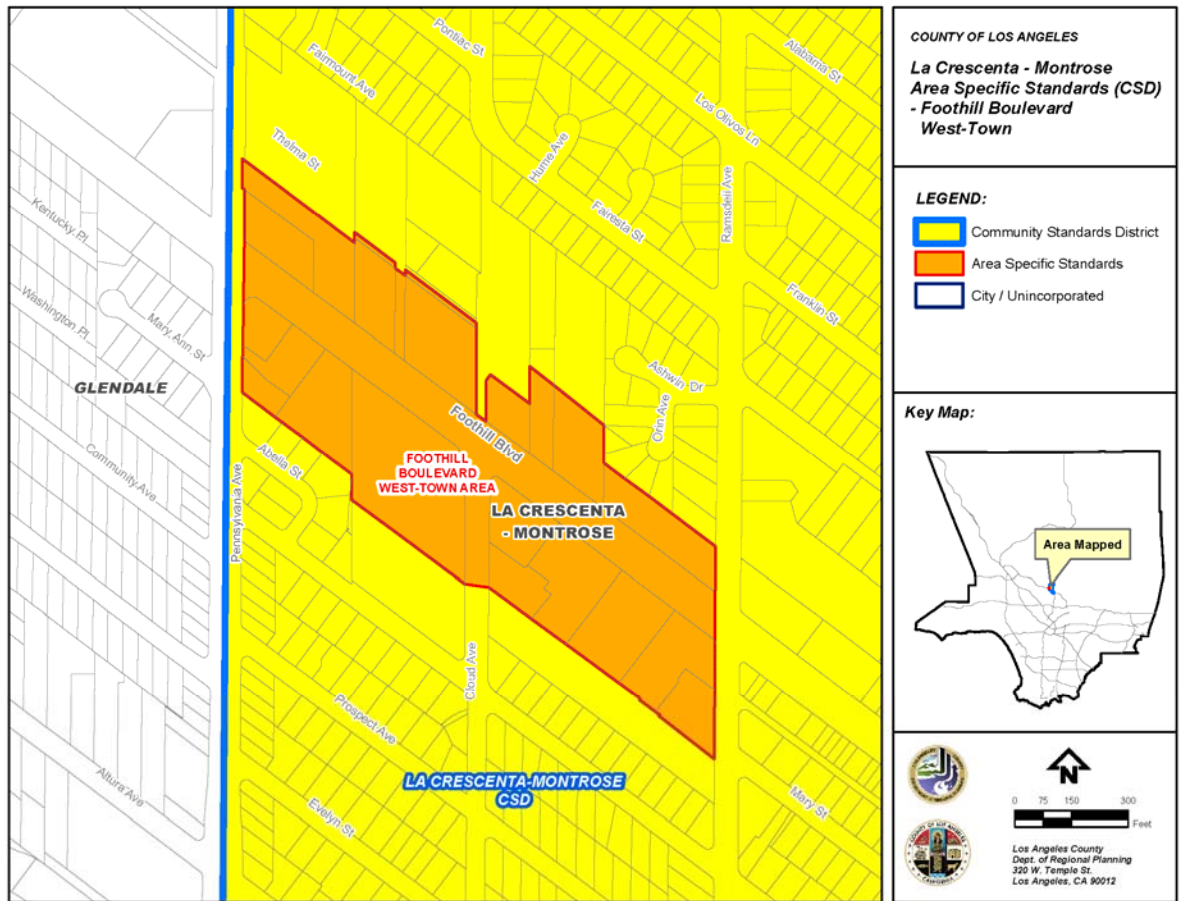
- a. An appeal shall be accompanied by an additional fee for a public hearing equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures in Section 22.222.120 (Public Hearing Procedures) shall be followed.
- b. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**FIGURE 22.328-A:LA CRESCENTA-MONTROSE CSD BOUNDARY**



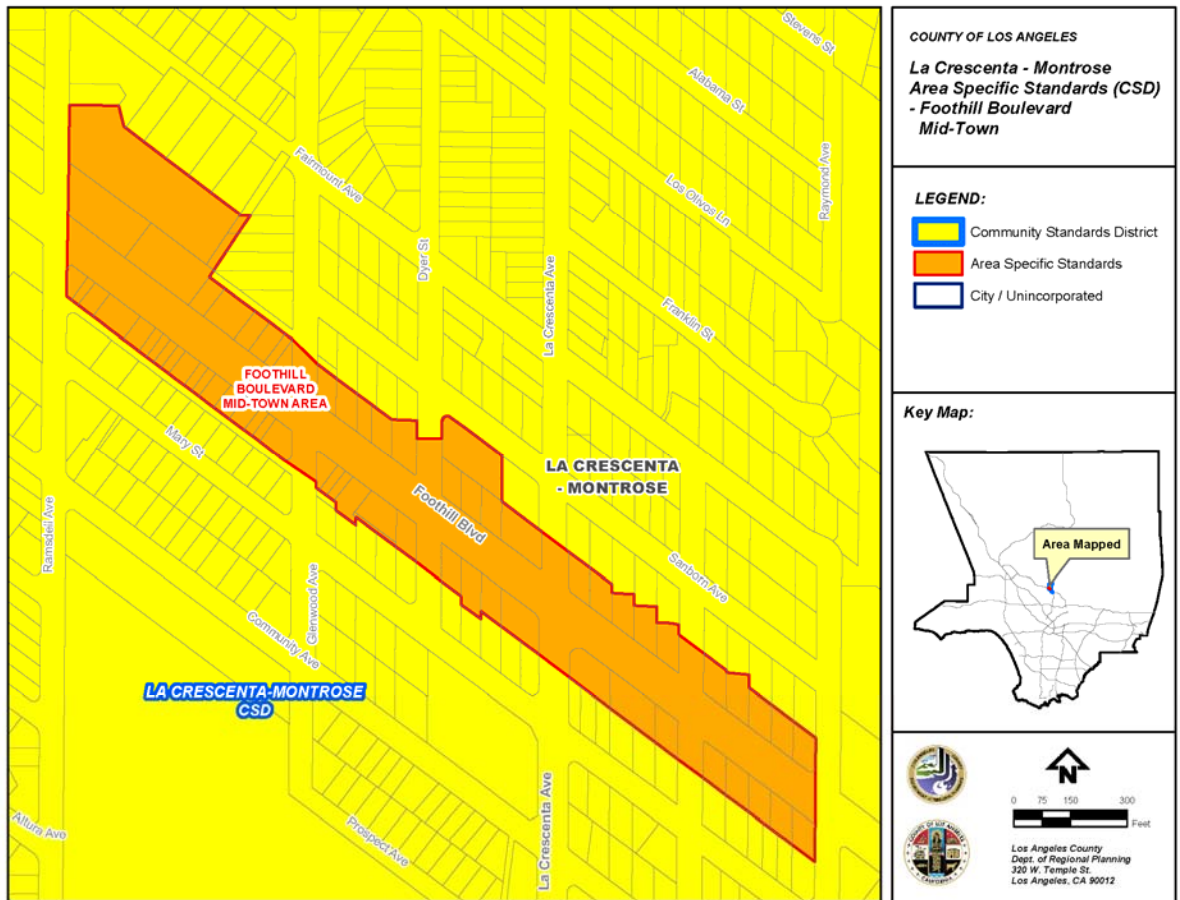
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**FIGURE 22.328-B:FOOTHILL BOULEVARD WEST TOWN AREA**



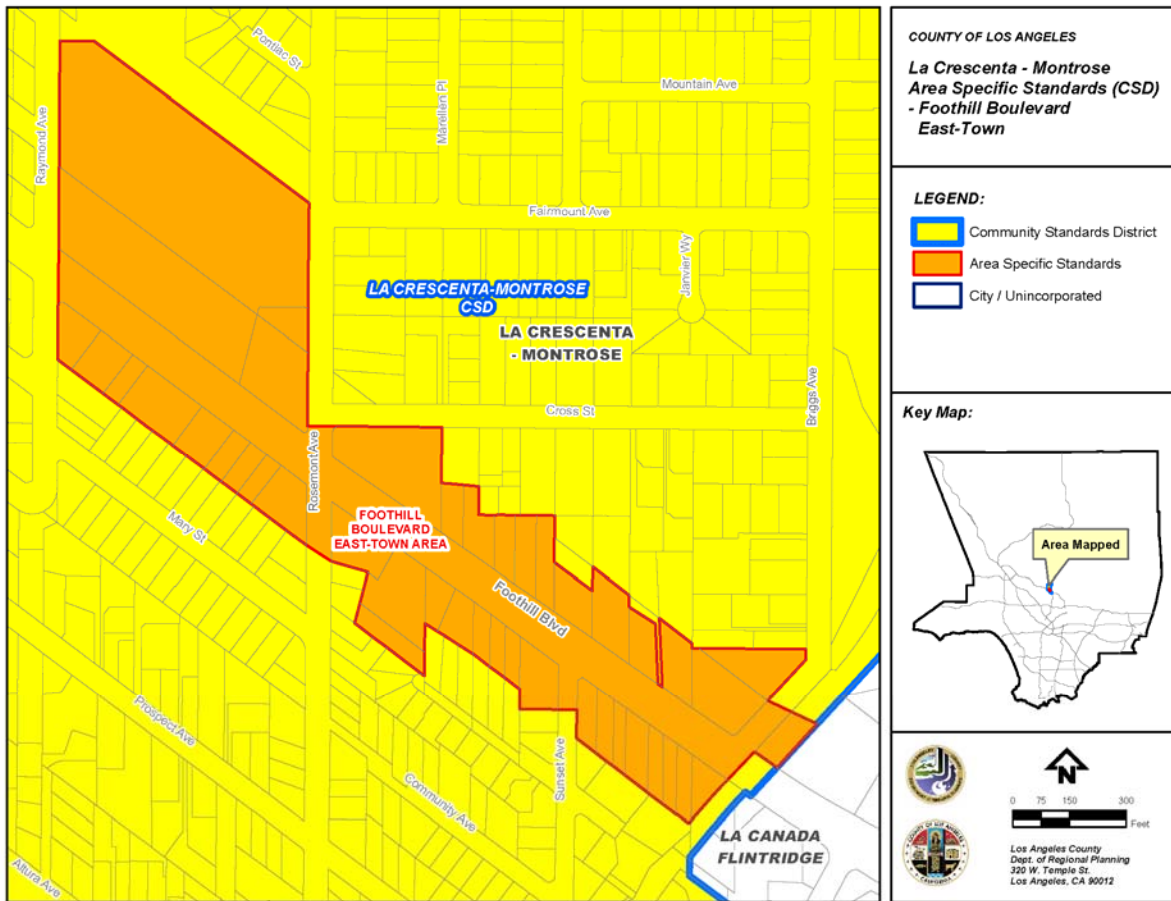
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**FIGURE 22.328-C: FOOTHILL BOULEVARD MID-TOWN AREA**



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**FIGURE 22.328-D: FOOTHILL BOULEVARD EAST TOWN AREA**



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## **Chapter 22.330      Leona                      Valley                      Community Standards District**

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### Sections:

22.330.010	Purpose
22.330.020	Definitions
22.330.030	District Map
22.330.040	Applicability
22.330.050	Application and Review Procedures
22.330.060	Community Wide Development Standards
22.330.070	Zone Specific Development Standards
22.330.080	Area Specific Development Standards
22.330.090	Modification of Development Standards

### **22.330.010      Purpose**

The Leona Valley Community Standards District (“CSD”) is established to protect the community's unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and hillside management areas defined by the Antelope Valley Area Plan.

### **22.330.020      Definitions**

(Reserved)

### **22.330.030      District Map**

The boundaries of this CSD are shown on Figure 22.330-A:Leona Valley CSD Boundary, at the end of this Chapter.

### **22.330.040      Applicability**

(Reserved)

### **22.330.050      Application and Review Procedures**

(Reserved)

### **22.330.060      Community Wide Development Standards**

- A. **Design Considerations.** Wherever possible, development shall preserve existing natural contours, existing native vegetation and natural rock outcropping features and incorporate new landscaping materials which will integrate the development into the surrounding area.
- B. **Signs.** This CSD shall be designated a Billboard Exclusion Zone in compliance with Chapter 22.50 (Billboard Exclusion Zone).



- C. **Fencing.** Where perimeter fencing is desired, it should be of an open, non-view-obscuring type such as split-rail or wire. Except for retaining walls, solid, view-obscuring perimeter fences or walls are prohibited.
- D. **Outdoor Lighting.** Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).
- E. **Street Improvements.**
  - 1. Except for Commercial and Industrial Zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required, provided, however, that such width meets applicable safety and access requirements.
  - 2. Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the Director of Public Works.
- F. **Ministerial Site Plan Review.** A Ministerial Site Plan Review (Chapter 22.188) shall be required for all nondiscretionary zoning and subdivision applications and building permits to ensure that the purpose of this CSD is satisfied.
- G. **Required Area.** Standard residential lots shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in hillside management areas (areas over 25 percent slope) and must satisfy findings of the Hillside Management Ordinance as set out at Chapter 22.102 (Hillside Management and Significant Ecological Areas).

#### **22.330.070     Zone Specific Development Standards**

(Reserved)

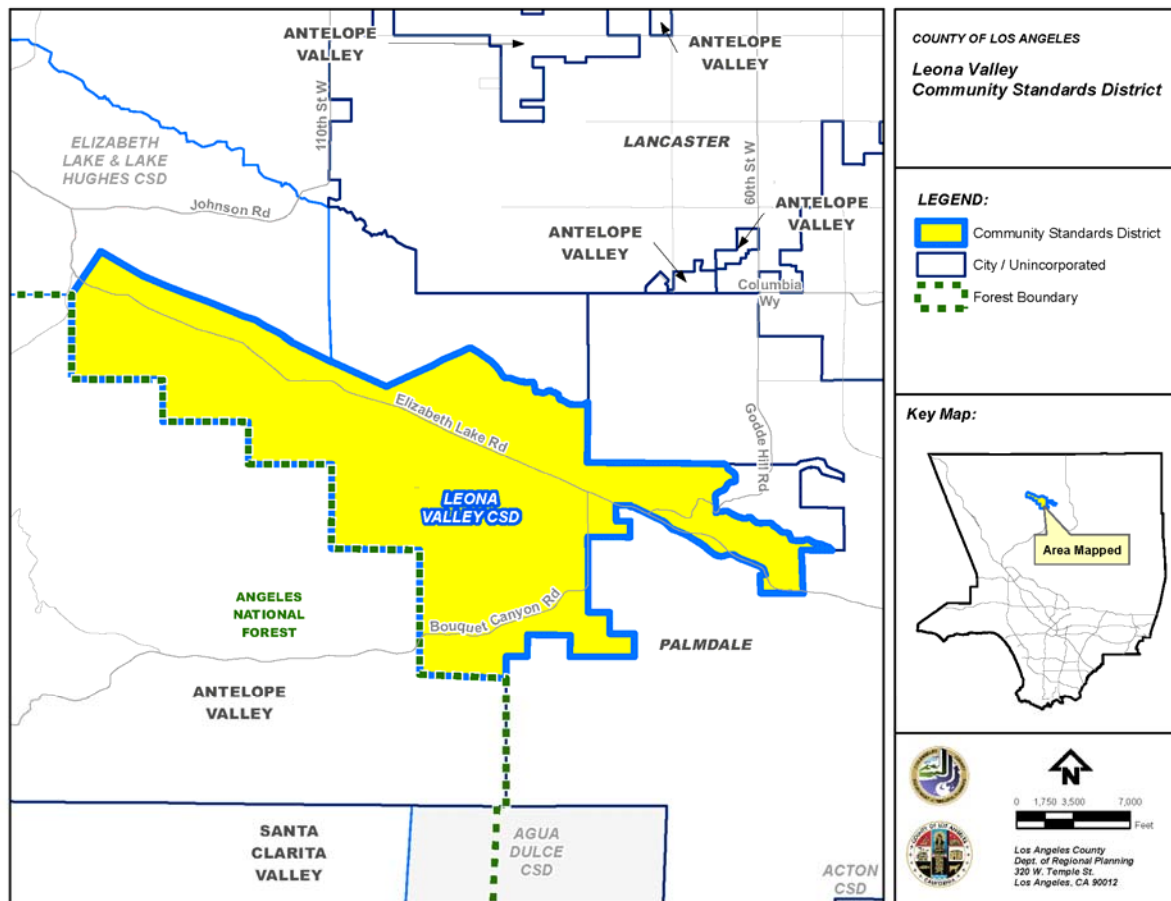
#### **22.330.080     Area Specific Development Standards**

(Reserved)

#### **22.330.090     Modification of Development Standards**

(Reserved)

**FIGURE 22.330-A:LEONA VALLEY CSD BOUNDARY**



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## **Chapter 22.332     Rowland     Heights     Community Standards District**

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### Sections:

22.332.010	Purpose
22.332.020	Definitions
22.332.030	District Map
22.332.040	Applicability
22.332.050	Application and Review Procedures
22.332.060	Community Wide Development Standards
22.332.070	Zone Specific Development Standards
22.332.080	Area Specific Development Standards
22.332.090	Modification of Development Standards

### **22.332.010     Purpose**

The Rowland Heights Community Standards District ("CSD") is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.112.070.C (Residential and Agricultural Zones) in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. This CSD is established to (1) ensure that new development retains the residential character of the area; (2) impose development standards and review processes to ensure that commercial development, signs in commercial areas, landscaping, and setbacks, are appropriate for the community and are implemented to protect the community's health, safety, and welfare; and (3) allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

### **22.332.020     Definitions**

**Recreational Vehicle.** A camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars, or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

### **22.332.030 District Map**

The boundaries of this CSD are shown on Figure 22.332-A:Rowland Heights CSD Boundary, at the end of this Chapter.

### **22.332.040 Applicability**

Structures nonconforming due to the standards contained in this CSD may be continuously maintained subject to all applicable provisions set forth in Chapter 22.174 (Nonconforming Uses, Buildings and Structures).

### **22.332.050 Application and Review Procedures**

A monthly report or reports shall be generated by the Department listing all permit and site plan applications received by the Department for this CSD. The report(s) shall list the type of application received, a brief description of the project, the name of the property owner and/or applicant, and the address of the proposed project. The report(s) shall be distributed on a periodic basis in a manner and frequency determined by the Director to all community groups that request a copy, and to such other groups or persons who, in the Director's judgment, would be appropriate to receive the report(s). Before determining how often to distribute the report(s) to a particular group or person, the Director shall consult with and take into account the preference of that group or person on this matter.

### **22.332.060 Community Wide Development Standards**

All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

### **22.332.070 Zone Specific Development Standards**

#### **A. Zones A-1, A-2, R-1, and R-A.**

1. **Front Yard Landscaping.** A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.
2. **Screening.** Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

#### **B. Zone C-1.**

1. **Signs.** Except as herein modified, all new signs shall conform to Chapter 22.114 (Signs).
  - a. **Roof Signs.** Roof signs shall be prohibited.

b. *Freestanding Signs.*

- i. Freestanding signs shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.
- ii. The maximum height of a freestanding sign shall be 20 feet.
- iii. The total sign area of a freestanding sign shall not exceed 40 square feet per sign face plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.
- iv. Freestanding signs shall not be located in nor extend above any public right-of-way, including sidewalk areas.
- v. Freestanding business signs shall also be subject to the provisions of Subsection B.1.c.ii, below, related to business signs.

c. *Business Signs.*

- i. Wall business signs shall be limited to one square foot for each linear foot of building frontage.
- ii. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.

d. *Awning Signs.* The total area of awning signs shall not exceed 25 percent of the exterior surface of each awning for the ground floor and 15 percent of the exterior surface of each awning for the second floor level.

e. *Sign Programs for Commercial Centers Consisting of Three or More Businesses.*

- i. The owner or operator of a commercial center consisting of three or more businesses shall submit a sign program to the Director to coordinate business signage within the commercial center. For existing commercial centers that meet this threshold, the sign program shall be submitted and approved no later than January 1, 2006. Notwithstanding the deadline in the preceding sentence, no new business sign shall be installed in any commercial center that meets this threshold until the required sign program has been approved by the Director.
- ii. The sign program shall require new business signs to comply, where applicable, with Subsections B.1, above and C.2, below,

and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

- iii. All new signs shall conform to the specifications set forth in the approved sign program.
2. **Setbacks.** The minimum setback(s) from highways or streets for new structures and additions to structures shall be as follows: for lots located along Fullerton Road, Colima Road, Nogales Street, Fairway Drive, and Brea Canyon Cut-Off Road, 20 feet from the property line adjoining that respective highway or street; for lots located along any other highway or street, 15 feet from the property line adjoining that respective highway or street. The first 10 feet of the setback area measured from the highway or street shall be landscaped in the manner described in Subsection B.3, below.
3. **General Landscaping.** Lots greater than 30,000 square feet shall have a minimum landscaping of 10 percent of the net lot area; all other lots shall have a minimum landscaping of 15 percent of the net lot area. The landscaping shall consist of 24-inch and 36-inch box trees, five and fifteen gallon-size shrubs, and ground cover, and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area. Where applicable, landscaping shall be:
  - a. Placed around the base of a structure in the area between the structure and the parking area;
  - b. Used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities from public view, to the extent that the landscaping does not prevent access thereto; and
  - c. Used to create a buffer with a minimum width and height of three feet between parking areas and public rights-of-way.
4. **Parking Lot Landscaping.** Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. This landscaping shall be counted toward the general landscaping requirement set forth in Subsection B.3, above. The landscaping shall be spread throughout the parking lot to maximize its aesthetic effect and the parking lot's compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking, vehicle maneuvering, or pedestrian movement or activity, shall be landscaped.

5. **Buffers.** New structures and additions to structures less than or equal to a total of 15 feet in height, on lots adjoining a Residential Zone, shall have a minimum setback of three feet from the property line adjoining the Residential Zone. Any such structures or additions to structures over 15 feet in height shall add a minimum setback of one foot for each additional foot of the structure's height over 15 feet, applicable to those portions of the structure exceeding 15 feet.
6. **Lot Coverage.** Except as otherwise provided in this Subsection B.6, all new structures and additions to existing structures, when considered along with any existing structures, shall have a maximum cumulative 40 percent coverage of the net area of the lot. An upper floor overhang used solely for circulation, such as a walkway, shall be exempt from the lot coverage calculation, provided it has a maximum width of five feet. On lots less than or equal to 30,000 square feet in net area, new restaurants are prohibited in existing or new structures if the cumulative lot coverage for such existing and/or new structures exceeds 33 percent.
7. **Architectural Features.** For lots that adjoin a street or residentially zoned property, at least 25 percent of each structure's facade that faces such street or residentially zoned property shall consist of materials or designs that are distinguishable from the rest of that facade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long, unbroken facades are prohibited.
8. **Deceleration/Acceleration Lane.** For lots that have at least 600 feet of continuous street frontage on a single street, a dedicated deceleration/acceleration lane shall be installed and shall be subject to the dedication, design, and improvement requirements of the Department of Public Works.
9. **Corner Properties.**
  - a. **Corner Cut-off.** For purposes of maintaining safe visibility, the front corner area of any corner or reverse corner lot shall be kept free of any tree, fence, shrub, or other physical obstruction higher than 42 inches above grade. The restricted front corner area shall be triangular in shape and shall be measured as follows: two sides of the triangle shall each be 30 feet in length, measured from the point formed by the intersection of the front and exterior side property lines; the third side shall be formed by a straight line connecting the two above-mentioned points.
  - b. **Zero Lot Line.** All new structures and additions to structures shall, whenever practical, have a zero setback from the rear and interior side property lines when such property lines adjoin a commercially zoned property.

10. ***Parking for Take-Out Eating Establishments.*** Notwithstanding Section 22.178.010.B (Applicability), a new establishment selling food for off-site consumption only, with no seating or other area for on-site consumption, shall provide parking pursuant to Section 22.112.060 (Required Parking Spaces), except that each such establishment shall have a minimum of ten automobile parking spaces.
11. ***Discretionary Site Plan Review for New Restaurants.*** New restaurants or additions to an existing restaurant, where the new floor area of the restaurant use is greater than 2,500 square feet, shall be subject to a Discretionary Site Plan Review (Chapter 22.190) application. For purposes of the preceding sentence, a change of use from a non-restaurant to a restaurant shall be considered a new restaurant. In addition to the provisions described in Chapter 22.190, the following shall also apply to these uses:
  - a. ***Filing Fee.*** A filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District, plus any related environmental review fee as required by Section 12.04.020 of Title 12 (Environmental Protection) of the County Code.
  - b. ***Environmental Determination.*** The application shall be subject to the California Environmental Quality Act and an environmental review for the proposed use shall be undertaken.
  - c. ***Notification Radius.*** Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), notice shall be mailed to all owners of property within a 500-foot radius of the exterior boundaries of the subject property, and to all other persons whose property could, in the Director's judgment, be affected by the project, including but not limited to, homeowners associations and civic organizations in the Rowland Heights community.
  - d. ***Director's Decision.*** The Director, in acting upon an application pursuant to this Subsection B.11, shall approve, approve with conditions, or deny the proposed use based on the principles and standards described in Section 22.228.040 (Findings and Decision). Conditions may be imposed to mitigate any impacts of the proposed use on traffic congestion or to mitigate other adverse effects of the proposed use on neighboring properties.
  - e. ***Notification of Decision.*** Notwithstanding Section 22.222.220 (Notice of Action), notice of the Director's decision shall be sent not only to the applicant, but also to those persons who submitted written comments concerning the application, and to all other persons requesting notification, including, but not limited to, homeowners associations and civic organizations in the Rowland Heights community.



- f. *Rights of Appeal.* Notwithstanding Section 22.228.060 (Effective Date of Decision and Appeals), any person dissatisfied with the action of the Director may file an appeal with the Commission within 15 days of receipt of the notice of decision by the applicant; any person dissatisfied with the action of the Commission may file an appeal with the Board within eight days of receipt of the notice of decision by the applicant. The filing requirements, procedures, and effective dates for the appeal shall be governed by Chapter 22.242 (Appeals). The notice of decision on any appeal shall be mailed in the same manner and to the same persons as described in Subsection B.11.e, above.
- g. *Calls for Review.* Decisions by the Director pursuant to this Subsection B.11 may be called for review by the Commission pursuant to Sections 22.242.010.B (Calls for Review), 22.242.040 (Initial of Calls for Review) and 22.242.060 (Procedures for Appeals and Calls of Review); decisions of the Commission on the call for review may be called for review by the Board pursuant to these same Sections, as well as Section 22.242.070 (Additional Procedures for Appeals to the Board of Supervisors). The notice of decision on any call for review shall be mailed in the same manner and to the same persons as described in Subsection B.11.e, above.
- h. *Effective Dates.*
  - i. Notwithstanding Section 22.228.060 (Effective Date of Decision and Appeals), the decision of the Director shall become effective 15 days after the applicant's receipt of the notice of decision, unless such decision is appealed or called for review pursuant to Subsections B.11.f or B.11.g, above.
  - ii. The decision of the Commission shall become effective eight days after the applicant's receipt of the notice of decision, unless such decision is called for review by or appealed to the Board prior to that date.
  - iii. The decision of the Board shall become effective on the date of the Board's action.

**C. Zone C-2.**

- 1. The standards and review provisions prescribed for Zone C-1, as contained in Subsection B, above, shall apply to Zone C-2 except the maximum sign area of freestanding signs set forth in Subsection B.1.b.iii, above.
- 2. ***Freestanding Signs.*** The total sign area of a new freestanding sign shall not exceed 80 square feet per sign face plus three-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

**D. Zone C-3.**

1. The standards and review provisions prescribed for Zone C-2, as contained in Subsection C, above, shall apply to Zone C-3.
2. **Structure Height.** A structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
3. **Limitation on Stories.** Structures on lots with frontage on Colima Road shall be subject to the following limitation regarding stories: new structures located within 300 feet of Colima Road shall contain a maximum of two stories; new structures, and existing structures that currently have no more than two stories, located more than 300 feet from Colima Road may contain a maximum of three stories provided that the third story shall be for office use only.

- E. Zones M-1 and M-1.5.** In Zones M-1 and M-1.5, any use that is otherwise authorized in Zone C-3, as described in Chapter 22.20 (Commercial Zones), shall be subject to the standards and review provisions prescribed for Zone C-3, as contained in Subsection D, above.

**F. Recreational Vehicle Parking—Residential and Agricultural Zones.**

1. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:
  - a. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;
  - b. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within 10 feet of the front lot line or corner side lot line;
  - c. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;
  - d. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot;
  - e. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;
  - f. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;

- g. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and
- h. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.

## **22.332.080 Area Specific Development Standards**

(Reserved)

## **22.332.090 Modification of Development Standards**

### **A. Minor Variations.**

1. **Modification Authorized.** The Director may permit minor variations from the following standards in Section 22.332.070.B:
  - a. The maximum height of freestanding signs set forth in Section 22.332.070.B.1.b.ii;
  - b. The maximum sign area of freestanding signs set forth in Section 22.332.070.B.1.b.ii and C.2, above;
  - c. The limit on wall business signs set forth in Section 22.332.070.B.1.c.i;
  - d. The maximum area for awning signs set forth in Section 22.332.070.B.1.d; and
  - e. The parking lot landscaping requirements set forth in Section 22.332.070.B.4 as they apply to existing parking lots as of the effective date of this Section 22.332.070.F.
2. **Findings.** To be granted approval for a minor variation, the applicant shall show, to the satisfaction of the Director:
  - a. That the application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan;
  - b. That there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within this CSD; and
  - c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.
3. **Procedure.** The procedure for filing a request for a minor variation shall be the same as for a Discretionary Site Plan Review (Chapter 22.190) for a yard modification as provided in Section 22.110.180 (Modifications Authorized), except that all property owners within 200 feet of the exterior

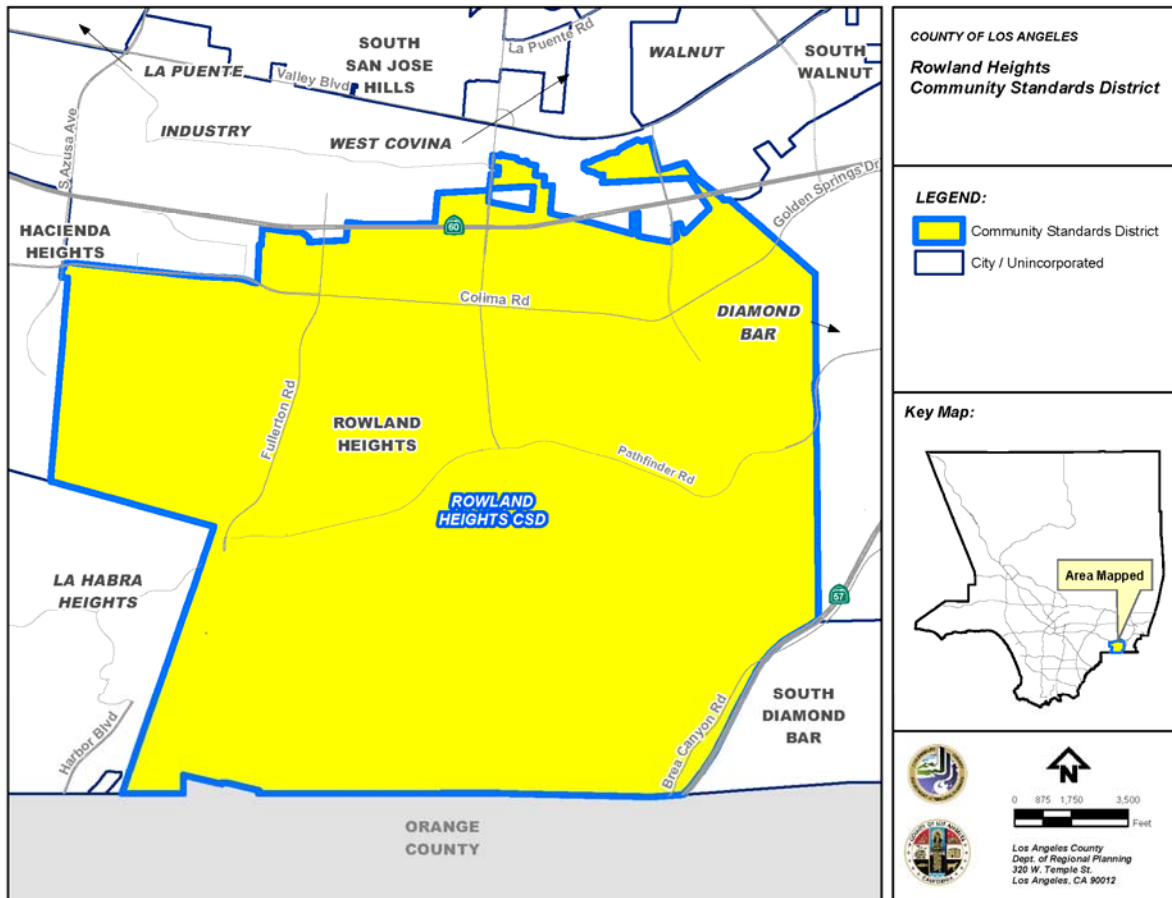
boundaries of the subject property shall be notified in writing of the requested minor variation not less than 20 days prior to the date the Director takes action on the request.

4. A minor variation shall not deviate more than 25 percent from the applicable development standards identified in Section 22.332.070.F.1, above.

**B. Variances.** Modification of the standards set forth in Sections 22.332.070.B.2 (Setbacks), B.3 (General Landscaping), and B.5 (Buffers) through B.10 (Parking for Take-Out Eating Establishments) shall require a Variance (Chapter 22.196).

**C. Yard Modifications.** A yard modification may be filed with the Director pursuant to Section 22.110.180 (Modifications Authorized) to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this Section shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The Director may approve the application for a yard modification if the Director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the Director, and that the applicant has substantiated to the satisfaction of the Director that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

**FIGURE 22.332-A: ROWLAND HEIGHTS CSD BOUNDARY**



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## **Chapter 22.334     San Francisquito Canyon Community Standards District**

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### Sections:

22.334.010	Purpose
22.334.020	Definitions
22.334.030	District Map
22.334.040	Applicability
22.334.050	Application and Review Procedures
22.334.060	Community Wide Development Standards
22.334.070	Zone Specific Development Standards
22.334.080	Area Specific Development Standards
22.334.090	Modification of Development Standards
APPENDIX I	Criteria for Significant Ridgelines

### **22.334.010     Purpose**

The San Francisquito Canyon Community Standards District ("CSD") is established to protect and enhance the community's secluded rural, equestrian, and agricultural character as well as its natural features, including ridgelines, significant ecological areas, and flood plains. The standards contained in this CSD are intended to ensure reasonable access to public riding and hiking trails, encourage the keeping of animals, minimize the need for urban infrastructure, and preserve the beauty of this natural gateway into the Angeles National Forest.

### **22.334.020     Definitions**

The following terms are defined solely for this CSD.

**Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.

**Significant ridgelines.** Ridgelines which, in general, are highly visible and dominate the landscape.

### **22.334.030     District Map**

The boundaries of this CSD are shown on Figure 22.334-A:San Francisquito Canyon CSD Boundary, at the end of this Chapter.

### **22.334.040     Applicability**

This CSD shall apply to all new development except for development depicted in Site Plan Reviews and Zoning Conformance Reviews that were submitted prior to the effective date of the ordinance establishing this CSD.

### **22.334.050     Application and Review Procedures**

(Reserved)

## **22.334.060 Community Wide Development Standards**

### **A. Highway and Local Street Standards.**

1. **Highway Standards.** Alternate rural highway standards shall be utilized for routes shown on the Highway Plan, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the federal Americans with Disabilities Act.

2. **Local Street Standards.**

a. Local streets shall be limited to the use of the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department.

B. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

C. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

D. **Utilities.** (Reserved)

### **E. Signs.**

1. Freestanding ranch entrance signs are permitted, provided that at least one driveway unobstructed by a sign is provided on a lot, as required by the Fire Department. Such signs are subject to the following standards:

a. On a lot, not more than one sign shall be placed at each entrance;

b. The height of each sign shall not exceed 20 feet as measured from mean natural grade; and

c. The surface area of each sign shall not exceed 20 square feet.

2. Signs that do not conform to the provisions of this Subsection E, but were existing and legally established as of the effective date of the ordinance

establishing this CSD, may remain subject to the provisions of Section 22.174.050.A.2 (Termination by Discontinuance).

**F. Vegetation Conservation.** (Reserved)

**G. Trails.**

1. When required by the Department of Parks and Recreation in accordance with the Trails Map in the Santa Clarita Valley Area Plan, all new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.
2. Trail construction shall be completed in accordance with the conditions set forth by the Department of Parks and Recreation. All information pertaining to trail requirements shall be shown on tentative parcel or tract maps and the final parcel or tract map prior to final map recordation.
3. In reviewing land divisions, the Commission or Hearing Officer shall consider input by the Santa Clarita Valley Trails Advisory Committee, if provided, regarding trail development.

**H. Density-Controlled Development.** Density-controlled development shall be permitted only if each lot contains a net area of at least two acres.

**I. Hillside Management.** (Reserved)

**J. Significant Ridgeline Protection.**

1. The locations of the significant ridgelines within this CSD are shown on Figure 22.334-B:Significant Ridgelines at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.
2. The highest point of a structure shall be located at 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems.
3. The provisions of this Subsection J shall not apply to:
  - a. Additions to a single-family residence or accessory structure that were legally established as of the effective date of the ordinance establishing this CSD, provided that such single-family residence or accessory structure does not exceed 5,000 square feet in floor area after such additions are constructed; and



- b. The repair or replacement of a damaged or destroyed single-family residence or accessory structure that was legally established as of the effective date of the ordinance establishing this CSD, provided that such single-family residence or accessory structure is built in the same location as the one that was damaged or destroyed and does not exceed 5,000 square feet in floor area.

**K. Grading.**

1. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000-cubic-yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.
2. In approving such Conditional Use Permit application for grading, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):
  - a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, the location of building pads in the area of the project site with the least slope and/or near a paved street traveled by the public; and
  - b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

- L. **Manure Storage.** Manure shall be stored at least 50 feet away from any well, water source, or drainage channel, unless placed in a covered trash receptacle.

## **22.334.070 Zone Specific Development Standards**

**A. Residential and Agricultural Zones.**

1. **Lot Design.** Each new lot created by a land division shall contain a net area of at least two acres.
2. **Required Yards.**
  - a. Each lot shall have a required front yard of at least 25 feet in depth;
  - b. Each lot shall have a required rear yard of at least 25 feet in depth; and

- c. Each lot shall have required interior side yards of at least 10 feet in depth.
3. **Fences.** Fences or walls within required front yards may exceed three and one-half feet in height, provided that:
  - a. Fences or walls shall not exceed six feet in height; and
  - b. At least 75 percent of the fence or wall area above three and one-half feet in height shall be open and non-view obscuring. Any non-view obscuring area shall be evenly distributed horizontally along the entire length of the fence or wall.
4. **Structure Separation.** Structures used in connection with the agricultural uses permitted by Section 22.16.030.C (Use Regulations for Zones A-1, A-2, O-S, R-R and W) for Zone A-2 shall be located at least 35 feet from any street or highway or any building used or designed for human habitation.
5. **Temporary Animal Keeping.** Fences for the temporary keeping of animals, including but not limited to pipe corrals, shall be exempt from the provisions of Subsections A.2 and A.4, above, provided that:
  - a. Such fences are located at least five feet from any lot line; and
  - b. Such fences do not exceed six feet in height.

B. **Other Zones.** (Reserved)

## 22.334.080 Area Specific Development Standards

A. **San Francisquito Canyon Creek Area.**

1. **Purpose.** This Area is established to protect the San Francisquito Canyon Creek.
2. **Area Boundary.** The boundaries of this Area are shown on Figure 22.334-C:San Francisquito Canyon Creek Area, at the end of this Chapter.
3. **Fences and Walls.** Fences and walls are prohibited.
4. **Outdoor Storage.** Outdoor storage is prohibited.

B. (Reserved)

## 22.334.090 Modification of Development Standards

A. **Modification of Development Standards**

1. **Modification Authorized.** Modification of the development standards specified in Sections 22.334.070.A.2 (Required Yards), 22.334.070.A.3 (Fences), and 22.334.070.A.4 (Structure Separation) shall be subject to

the procedures specified in this Section. Modification of the other development standards in this CSD, except for ridgeline provisions in Section 22.334.060.J (Significant Ridgeline Protection) which may be modified as set forth in Section 22.334.060.J.3, shall be subject to a Variance (Chapter 22.196).

2. **Application.** The information required for filing a request for modification pursuant to this Section shall be the same as that for Discretionary Site Plan Review (Chapter 22.190) except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule, equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.
3. **Notice.**
  - a. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of within a 1,000-foot radius of the exterior boundaries of the subject property.
  - b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within 14 days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings identified in Subsection D.4.a, below.
4. **Findings.**
  - a. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and the following findings:
    - i. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and
    - ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.334.010 (Purpose).
  - b. The Director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings, he may request alterations to the development

proposal and/or conditions of approval before making a decision on the application.

- c. The Director may refer an application to the Commission for consideration at a public hearing. The public hearing shall be subject to the provisions of Section 22.222.120 (Public Hearing Procedure). The Commission shall approve, conditionally approve, or deny the application pursuant to the findings identified in Subsection D.4.a, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. **Decision.**

a. *Notice.*

- i. When the Director approves or denies the application, or refers the application to the Commission, he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.
- ii. If the Director approves or denies the application, the notice shall indicate that an appeal may be filed with the Commission within 14 days following the date on the notice.

b. *Appeal.*

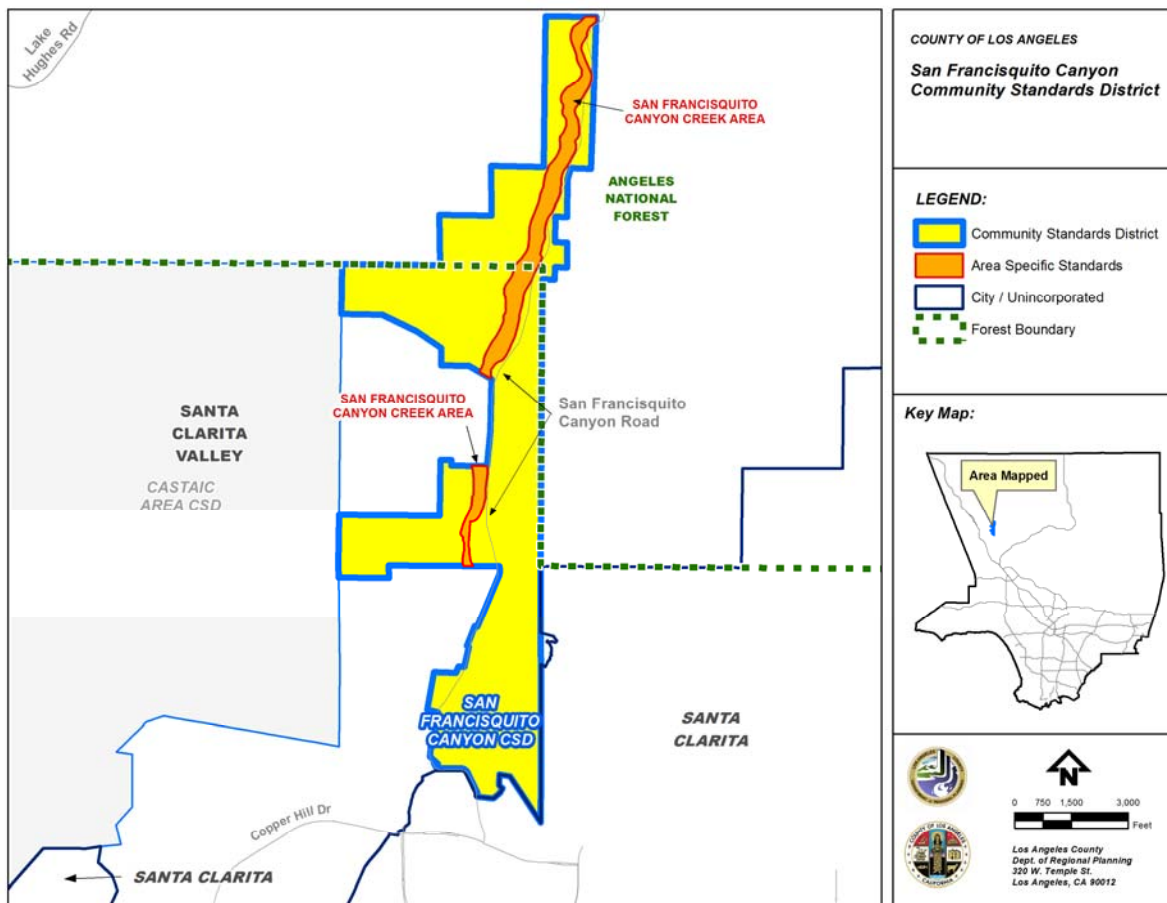
- i. An appeal shall be accompanied by an additional fee for a public hearing to the extent required by the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. The appeal shall be subject to the provisions of Chapter 22.242 (Appeals).
- ii. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

B. **Modification to Ridgelines.** Any modification to Section 22.334.060.J.2, shall require a Minor Conditional Use Permit (Chapter 22.160). In approving such application, the Director, Hearing Officer, or Commission shall make the following findings in addition to those required by Section 22.160.040.C.2 (Findings):

1. Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and
2. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to, one or more of the following:

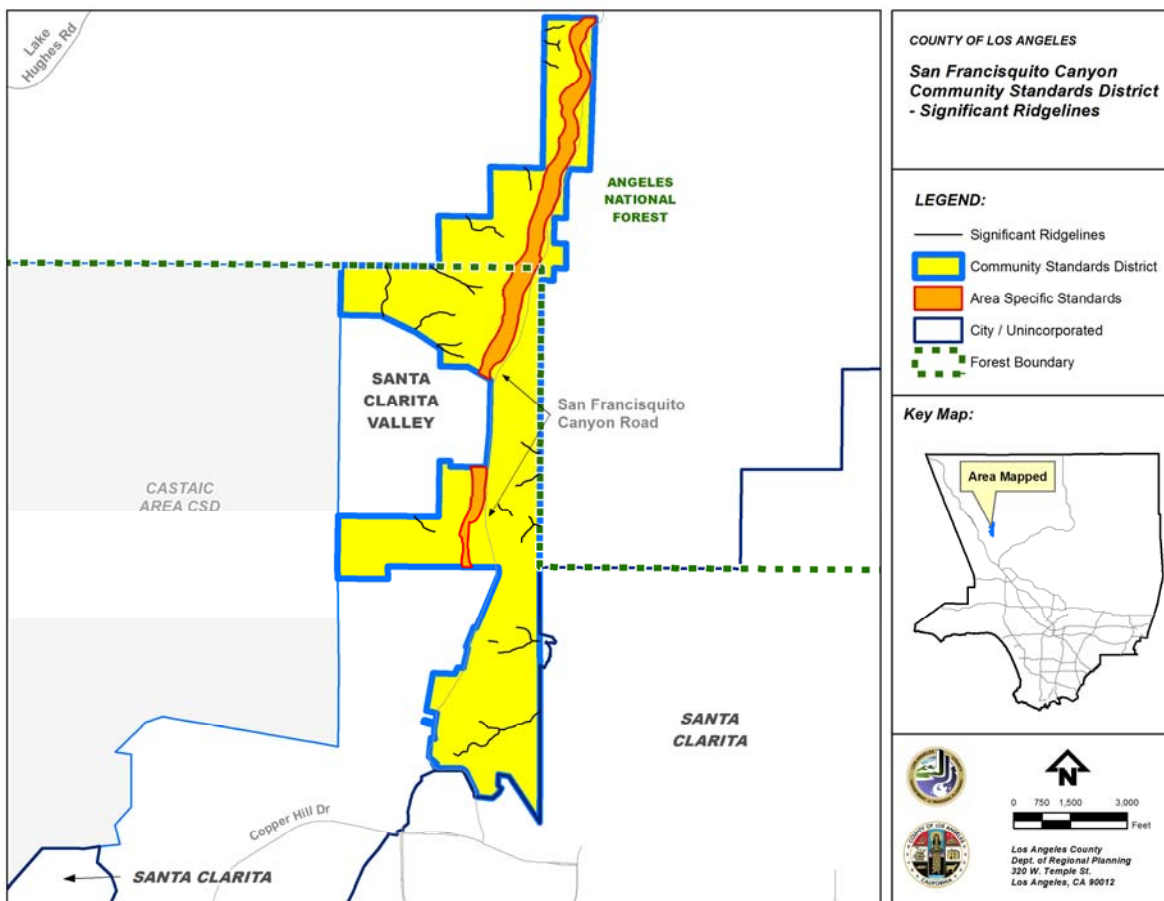
- a. Minimized grading.
- b. Reduced structural height.
- c. Use of shapes, materials, and colors that blend with the surrounding environment.
- d. Use of native drought-tolerant landscaping for concealment.

**FIGURE 22.334-A:SAN FRANCISQUITO CANYON CSD BOUNDARY**



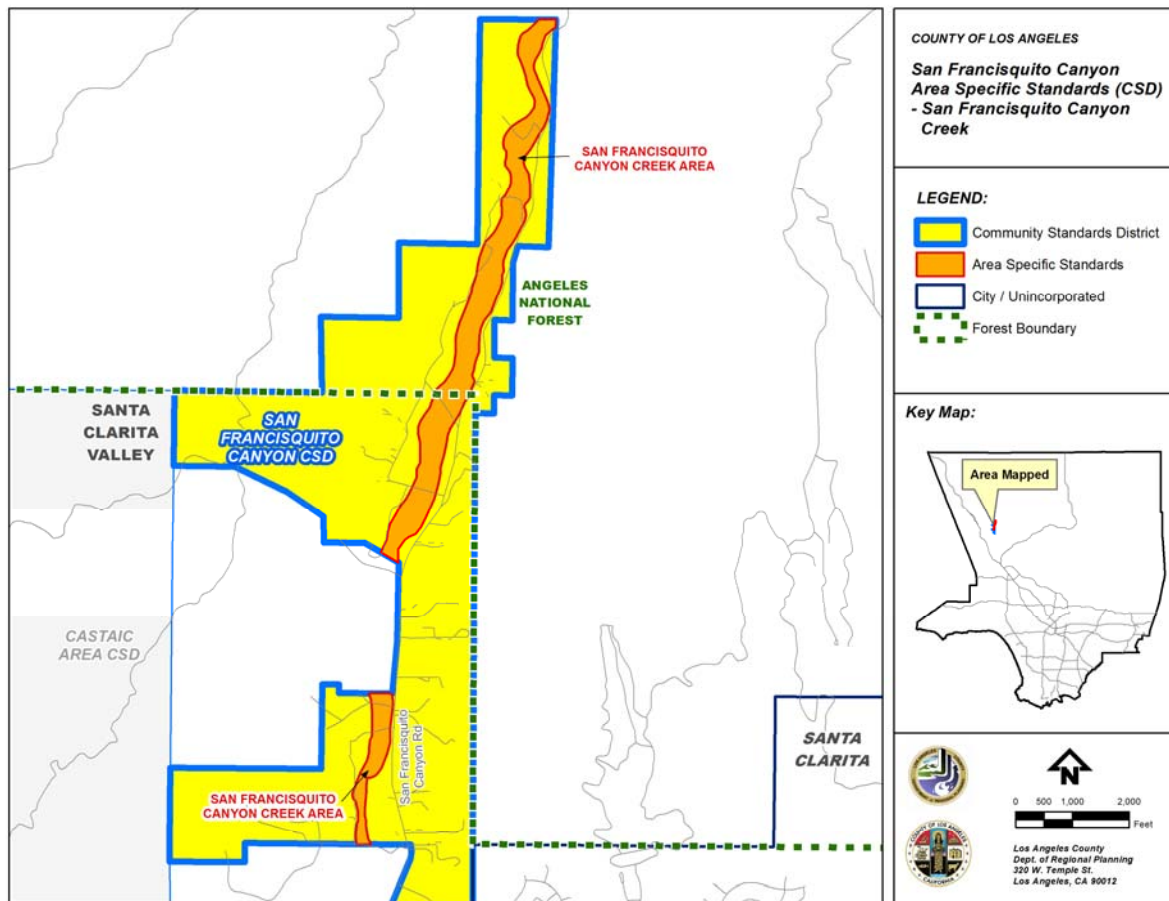
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**FIGURE 22.334-B:SIGNIFICANT RIDGELINES**



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**FIGURE 22.334-C:SAN FRANCISQUITO CANYON CREEK AREA**



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## **APPENDIX I**

### **CRITERIA FOR SIGNIFICANT RIDGELINES**

The designation of the significant ridgelines within the San Francisquito Canyon Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges can be seen from any location on the valley floor, from a community or neighborhood, or from a public road.
- Near/far contrast: Ridges that are part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. This contrast can be experienced viewing an entire panoramic view or a portion of a panoramic view from an elevated point.
- Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places which are considered points of interest within the community or region.
- Uniqueness and character of a specific location: Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges in the community. These lands introduce visitors to the visual experiences they will encounter in the community and gateways include the surrounding ridges that provide a skyline and boundary to the community.

## **Chapter 22.336 Santa Monica Mountains North Area Community Standards District**

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### Sections:

22.336.010	Purpose
22.336.020	Definitions
22.336.030	District Map
22.336.040	Applicability
22.336.050	Application and Review Procedures
22.336.060	Community Wide Development Standards
22.336.070	Zone Specific Development Standards
22.336.080	Area Specific Development Standards
22.336.090	Modification of Development Standards
APPENDIX I	Criteria for Significant Ridgelines

### **22.336.010 Purpose**

The Santa Monica Mountains North Area Community Standards District (“CSD”) is established to implement the goals and policies of the Santa Monica Mountains North Area Plan (“Area Plan”) in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

### **22.336.020 Definitions**

The following terms are defined solely for this CSD:

**Bed and breakfast establishment.** A single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.

**Gross structural area (GSA).** The allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

### **22.336.030 District Map**

The boundaries of this CSD are shown on Figure 22.336-A: Santa Monica Mountains North Area CSD Boundary, at the end of this Chapter.

### **22.336.040 Applicability**

- A. The provisions of Sections 22.336.060.D.2, D.3 and D.4 (Grading), and E (Significant Ridgeline Protection) shall not apply to a new development

project where, as of the effective date of the ordinance establishing said Sections, any of the following has occurred related to such project:

1. A complete application has been submitted for any subdivision, permit, Variance or Site Plan Review;
2. At least one public hearing session has been conducted on any application described in Subsection A.1, above; or
3. A final approval has previously been granted for any application described in Subsection A.1, above, provided that the building location and anticipated grading for the project are clearly depicted on the approved project plans and the project is developed in accordance with those plans.

For purposes of this Subsection A, a complete application shall be defined as an application that the Director finds to contain all of the required documents and information so as to allow the matter to be scheduled for any applicable public hearing or decision.

- B. Notwithstanding the provisions of Section 22.336.060.E (Significant Ridgeline Protection), a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure which, as of the effective date of the ordinance adding that Section 22.336.060.E, was legally established, provided such repaired or replaced residence or accessory structure is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure may be enlarged cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure was damaged or destroyed. A different location for the residence or accessory structure may be approved by the Director if the applicant shows that the new location will avoid known hazards on the project site, such as geotechnical, fire, and/or hydrologic hazards, and also shows that such other location will not result in damage to significant biological resources.
- C. A legally established residence or accessory structure existing as of the effective date of the ordinance adding Section 22.336.060.E (Significant Ridgeline Protection) that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity.
- D. Any amount of legal grading that has occurred on a lot, or in connection with a project, prior to the effective date of the ordinance adding Sections

22.336.060.D.2 and D.3 (Grading), shall not be counted toward the grading thresholds set forth in those Sections 22.336.060.D.2 and D.3. Proof that such grading was legal shall be demonstrated to the Director prior to the commencement of any construction activity. Any grading on a lot, or in connection with a project or any subsequent project, which is undertaken at any time after the effective date of the ordinance adding Sections 22.336.060.D.2 and D.3, other than grading completed for a project described in Subsection A, above, shall be counted cumulatively toward the grading thresholds set forth in those Sections 22.336.060.D.2 and D.3.

## **22.336.050 Application and Review Procedures**

(Reserved)

## **22.336.060 Community Wide Development Standards**

- A. **Coastal Zone Boundary.** When lots are divided by the Coastal Zone boundary, the use of that portion of a lot within the Coastal Zone shall be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and the use of that portion outside the Coastal Zone shall be consistent with the Area Plan.
- B. **Outdoor Lighting.** Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).
- C. **Signs.** Outdoor advertising signs shall be prohibited.
- D. **Grading.**
  - 1. No grading permit shall be issued for development associated with a land division prior to the recordation of the final map, except as specifically authorized by the conditions of an approved tentative map.
  - 2. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the Fire Department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded. In addition to the requirements of Section 22.158.050.B (Findings), findings shall be made that the grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project, such as, but not limited to, locating the building pad in the area of the project site with the least slope, clustering structures, and locating the project close to a paved street traveled by the public. Findings shall also be made that the grading will be accompanied by other project features that maximize preservation of

visual quality and community character through design features such as, but not limited to, reduced structural height, use of architectural features such as shape, materials, and color to promote blending with the surrounding environment, and use of locally indigenous vegetation for concealment of the project. A list of locally indigenous vegetation appropriate for this CSD shall be maintained by the Director.

3. An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.
4. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

**E. Significant Ridgeline Protection.**

1. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this CSD, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained by the Department, which is adopted by reference as part of the ordinance establishing this CSD, and on Figure 22.336-B:Significant Ridgelines, at the end of this Chapter.
2. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, wind energy conversion systems, and amateur radio antennas.
3. Where structures on a lot cannot meet the standards prescribed by Subsection D.2 (Grading), above, a Variance (Chapter 22.196) shall be required. In addition to the required findings set forth in Section 22.196.050 (Findings and Decision), findings shall be made that:
  - a. Alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and
  - b. The proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in Subsection D.2, above.

- F. **Schools.** An approved Conditional Use Permit shall be required for all schools otherwise permitted in the basic zone, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the California Education Code, in which no pupil is physically restrained, but excluding trade or commercial schools.

G. **Local-Serving Commercial Uses.**

1. ***Applicability.***

- a. Local-serving commercial uses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became non-conforming as a result of the adoption of Ordinance No. 2002-0062Z, are not subject to the provisions of Chapter 22.174 (Nonconforming Uses, Buildings and Structures). Such uses, buildings, and structures may continue indefinitely as long as the use does not change or as long as the use meets the criteria contained in Subsection G.1.b, below.
- b. A different local-serving commercial use may be allowed if the Director finds that the use has the same or a lesser parking requirement, occupant load, and occupancy classification, as described in Title 26 (Building Code) of the County Code, as the existing commercial use, and if no zoning permit would have been required for said different use pursuant to the provisions of this Title 22 in effect immediately prior to September 19, 2002.
- c. If a non-conforming local-serving commercial use described in Subsection G.1.a, above, is discontinued for a consecutive period of two years or longer, the right to operate such non-conforming use shall immediately terminate and any subsequent use of the lot shall be subject to the other provisions of this CSD, the other applicable provisions of this Title 22, and the Area Plan.

2. ***Changes Requiring Conditional Use Permit.*** An approved Conditional Use Permit (Chapter 22.158) shall be required for uses, buildings, and structures otherwise described in Subsection G.1.a, above, for:

- a. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit in or on which the use is conducted;
- b. Any alteration, enlargement of, or addition to a building or structure requiring a building permit in which the use is conducted; or
- c. Any addition of land, buildings, or structures used in conjunction with the use, building, or structure in or on which the use is conducted.

3. **Proof of Existing Use.** In addition to the information required by Section 22.158.030 (Application and Review Procedures), the applicant for a Conditional Use Permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.
4. **Substantiation of Consistency and Compatibility.** In addition to the information required by Section 22.158.050 (Findings and Decision), the applicant for a Conditional Use Permit shall substantiate that the proposed expansion:
  - a. Except as relating to its status as a non-conforming use, business or structure, is consistent with the goals and policies of the Area Plan; and
  - b. Is a local-serving business use that is compatible with surrounding land uses.

## **22.336.070 Zone Specific Development Standards**

- A. **Zones A-1 and A-2 (Agricultural Zones).** Uses Subject to Permits. Property in Zones A-1 and A-2 may be used for the following use, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-1 and Zone A-2, provided a Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Bed and breakfast establishments, on a lot having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.158.060 (Conditions of Approval), the following development standards shall be conditions of each grant, unless otherwise modified by the Hearing Officer:

1. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;
2. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;
3. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;
4. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;

5. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;
6. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and
7. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

**B. Zones C-1, C-2, C-3, C-M, and CPD (Commercial Zones).**

1. **Uses Subject to Permits.** Where property in Zone C-1, C-2, C-3, C-M, or CPD is not located in the commercial land use category of the Area Plan, an approved Conditional Use Permit (Chapter 22.158) shall be required for any commercial use otherwise permitted in the basic zone. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed commercial use is local serving and is compatible with surrounding land uses located within 1,000 feet. Notwithstanding the above, no Conditional Use Permit shall be required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26 (Building Code) of the County Code, unless such new use is subject to permit in the basic zone.
2. **Maximum Allowable Floor Area Ratio.** The floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.
3. **Zone C-2—Uses Subject to Permits.** In addition to the uses specified in Chapter 22.20 (Commercial Zones), property in Zone C-2 may be used for the following use, provided an approved Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:
  - Amphitheaters, containing fewer than 100 seats.
4. **Zones C-3 and CPD.** A building or structure in Zone C-3 or CPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

**C. Zones M-1, M-2, and MPD (Industrial Zones).**



1. An approved Conditional Use Permit (Chapter 22.158) shall be required for all industrial uses, as follows:
  - a. *In Zone M-1:* In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-1 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.
  - b. *In Zone M-2:* In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-2 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.
2. In addition to the findings required by Section 22.158.050 (Findings and Conditions), the Hearing Officer shall find that any proposed industrial use in Zone M-1, M-2, or MPD is a quiet, non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.
3. A building or structure in Zone M-1, M-2, or MPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.
4. The maximum allowable floor area ratio (FAR) provided in Subsection B.2, above, shall apply to all properties in Zones M-1, M-2, and MPD.

**D. Zone O-S.**

1. ***Uses Subject to Discretionary Site Plan Review.*** In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones, property in Zone O-S may be used for the following use if a Discretionary Site Plan Review (Chapter 22.190) application is first submitted to and approved by the Director as provided in Section 22.16.050.C (Additional Regulations for Zone O-S):
  - Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.

**E. Zone R-R.**

1. ***Uses Subject to Discretionary Site Plan Review.***
  - a. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following use if a Discretionary Site Plan Review (Chapter 22.190) application is first submitted to and approved by the Director:
    - Residences, single-family.

- b. In addition to the procedures described in Chapter 22.190 (Site Plan Review, Discretionary), an application for a single-family residence shall be subject to the following provisions:
  - i. Notice of the application shall be mailed to the applicant and to all owners of property in accordance with Section 22.222.160 (Notification Radius). The notice shall indicate that any individual opposed to the granting of the application may express such opposition by written protest to the Director within 15 days after receipt of the notice.
  - ii. The Director shall approve the application where no more than one protest to the granting of the application from persons notified in Subsection E.1.b.i, above, are received within the specified protest period and where the principles and standards of Section 22.228.040 (Findings and Decision) have been met. Protests received from both the owner and the occupant of the same property or from more than one owner and/or occupant of the same property shall be considered to be one protest for purposes of this Subsection E.1.b.
  - iii. If the application is denied, the Director shall so inform the applicant, in writing, and such notice shall also inform the applicant that this Title 22 permits the filing of an application for a Conditional Use Permit (Chapter 22.158) to authorize the proposed use. If such application is filed within 30 days after the Director's denial, the additional fee required for the filing of such application shall be the difference between the fee initially paid and the fee required for a Conditional Use Permit, the amount of which shall be stated in the notice.

**2. *Uses Subject to Permits.***

- a. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses, provided a Conditional Use Permit (Chapter 22.158) has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit:
  - Bed and breakfast establishments, on a lot having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character, subject to the development standards contained in Subsection A, above.
  - Residences, single-family, except as otherwise provided in Subsection E.1, above.

- b. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed bed and breakfast establishment or single-family residence is compatible with surrounding resort and recreation land uses located within 1,000 feet.
3. A building or structure in Zone R-R shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.
4. For properties in Zone R-R located within the Commercial Recreation-Limited Intensity land use category of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

## **22.336.080 Area Specific Development Standards**

### **A. Antiquated Subdivision Area.**

1. **Purpose.** The Antiquated Subdivision Area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibou Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property.
2. **Area Boundary.** "Antiquated Subdivision Area" includes all land within TR. 10343, TR. 10544, TR. 10595, TR. 10596, and L.S. (RS) 20-44. The boundaries of the Area are as shown on Figures 22.336-C:Antiquated Subdivision Area 1 and 22.336-D:Antiquated Subdivision Area 2, at the end of this Chapter.
3. **Development Standards.** The exemption provided in Section 22.102.030.C shall not apply to the construction of a single-family residence on any lot within the Antiquated Subdivision Area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater, and an approved Conditional Use Permit (Chapter 22.158) is required for such use.

### **B. Topanga Canyon Area.**

1. **Purpose.** The Topanga Canyon Area is established to implement certain policies related to antiquated subdivision development contained in the Area Plan. The Area specific development standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important

ecological resources and scenic features found in this area. This CSD also establishes development standards for fences, walls, and landscaping located along roads within the Topanga Canyon Area and promotes alternative designs that include safety features.

2. **Area Boundary.** The boundaries of the Area are as shown on Figure 22-336-D:Topanga Canyon Area, at the end of this Chapter.
3. **Definition.** For the purposes of this Subsection B, "small lot subdivision" includes all land within TR. 3944, TR. 8545, TR. 8674, TR. 9287, and TR. 9346. "Small lot subdivision" also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor's Maps in Section 5, Township 1 South, Range 16 West, San Bernardino Base and Meridian, located north of the Coastal Zone boundary. Lots created by a parcel map are exempt from these provisions.
4. **Development Standards.**
  - a. **Fences and Walls.** The construction and/or replacement of fences and walls exceeding three and one-half feet in height which are located either within required front yards, or within required corner side or required rear yards where closer than five feet to any highway line is authorized subject to obtaining approval of a Discretionary Site Plan Review (Chapter 22.190) application pursuant to Section 22.110.180 (Modifications Authorized) and subject to the following standards:
    - i. **Height.** No fence or wall shall exceed six feet in height, inclusive of any architectural feature, fixture, and/or support element attached to or part of the fence or wall.
    - ii. **Transparency.**
      - (1) At least 70 percent of the fence or wall area above three and one-half feet in height shall be open and non-view obscuring. The open and non-view-obscuring area above said three and one-half feet must be evenly distributed horizontally along the entire length of the fence or wall and comply with all of the following provisions:
      - (2) No slats or other view-obscuring materials may be inserted into, placed in front of or behind, or affixed to such fences and walls;
      - (3) Vertical support elements shall be a minimum of five feet apart; and
      - (4) Non-support vertical or horizontal fence elements shall have a maximum diameter of two inches.
    - iii. **Materials.** All portions of new or replacement yard fences and walls shall be constructed of stone, brick, rock, block, concrete, wood,

stucco, tubular steel, wrought iron, or a combination of these materials. Either recycled or composite materials, each with the appearance and texture of wood, may also be used. Chain link, wire, and highly reflective materials are prohibited. Fence and wall materials shall have at least one of the following features:

- (1) Non-combustible construction;
- (2) Ignition resistant construction meeting the requirements of the California Office of the State Fire Marshall's SFM Standard 12-7A-4 parts A and B;
- (3) Heavy timber construction; or
- (4) Exterior fire-retardant treated wood construction.

iv. Colors. Only earth tone or neutral colors that are similar to the surrounding landscape shall be used.

- b. *Landscaping*. Trees, shrubs, vines, flowers, and other landscaping forming a barrier or obstructing views in the same manner as a fence or wall, shall not exceed three and one-half feet in height if located within 10 feet of a highway line.
- c. Fences and walls located between five feet from the highway line and the interior boundary of the required corner side yard or required rear yard, and retaining walls wherever located are subject to the provisions of Sections 22.110.070 (Fences and Walls), 22.110.180 (Modifications Authorized), and Section 22.336.090.C.1 (Topanga Canyon Area).
- d. *Additional Standards*. The construction of residential units on a lot of less than one acre within a small lot subdivision shall be subject to the following development standards:
  - i. For the construction of residential units on a lot of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot. Construction of residential units on a lot of less than 5,000 square feet shall be subject to the following slope intensity formula:
    - (1) The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$GSA = (A/5) \times [(50-S)/35] + 500$$

Where:

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All

permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where:

S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

- (2) All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.
- (3) The maximum allowable GSA as calculated above may be increased as follows:
  - (a) Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot is combined with the building site, and all potential for residential development on such lot is permanently extinguished.
  - (b) Add 300 square feet or seven and one-half percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot is combined with other developed or developable building sites and all potential for residential development on such lot is permanently extinguished.
- (4) The floor area requirement for single-family residences contained in Section 22.140.590.C (Minimum Floor Area) shall not apply.
- (5) All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition

requiring that any future additions or improvements to the property shall be subject to an additional review by the Director.

- ii. The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.080.B.1 (On Partially Developed Blocks) and 22.110.080.B.2 (On Sloping Terrain) shall not apply.
- iii. Procedural Requirements.
  - (1) Any building or grading permit shall be subject to the Discretionary Site Plan Review procedure (Chapter 22.190), except that the Director shall not consider requests for modification.
  - (2) Any modifications of development standards, except for fences, walls, and landscaping pursuant to Subsections B.4.c and B.4.d, above, shall be considered only through Chapter 22.196 (Variance).

#### C. Malibou Lake Area.

- 1. **Purpose.** The Malibou Lake Area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.
- 2. **Area Boundary.** The boundaries of the Area are as shown on Figure 22.336-E:Malibou Lake Area, at the end of this Chapter.
- 3. **Development Standards.** If site plans therefor are first submitted to and approved by the Director, property may be used for single-family residences and accessory uses, subject to the following development standards:
  - a. **Off-street Parking.** Each single-family residence shall have automobile parking spaces, conveniently accessible to the street and to the residence served, as follows:
    - i. At least two covered, standard-size automobile parking spaces; and
    - ii. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.
  - b. **Street Access.**
    - i. A minimum 20 feet of paved roadway width to Craggs Drive shall be provided to the property and constructed to the satisfaction of the Department of Public Works, or to a lesser width as determined by the Fire Department.

- ii. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of the Department of Public Works.
  - c. *Fire Sprinklers.* An interior automatic fire-sprinkler system shall be installed in each residence, in compliance with the requirements of the Fire Department.
  - d. *Lot Coverage.* Buildings and structures shall cover no more than 25 percent of the area of a lot, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case such residence shall be permitted to cover more than 25 percent of the area of a lot only to the extent that it otherwise complies with the provisions of this Title 22.
  - e. *Yards and Setbacks.* The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.040 (Accessory Structures and Equipment), 22.110.050 (Distance Between Buildings), 22.110.080.B through D (Required Yards), 22.110.090 (Projections into Yards) and 22.110.180 (Modifications Authorized) shall not apply to new construction.
4. ***Application of Development Standards.*** The development standards contained in Subsection C.3, above, concerning off-street parking, street access, fire sprinklers, and lot coverage, are applicable to the construction of residential units, as well as to additions made to existing residential units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in Section 22.336.020.B (Definitions). "GSA" means the floor area of the permitted development expressed in square feet, as existing on February 28, 1993.
5. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.
6. ***Accessory Uses.*** The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.18.030 (Land Use Regulations):
- a. Detached guest houses on the same lot as the primary residence;
  - b. Attached guest houses; and
  - c. Rooms for rent in residences.

## **22.336.090 Modification of Development Standards**

- A. ***Modification of Zone Specific Development Standards.*** Any modification of the development standards contained in this Section 22.336.070 (Zone



Specific Development Standards) shall be considered through the Conditional Use Permit procedure (Chapter 22.158).

**B. Modification of Area Specific Development Standards.**

1. **Topanga Canyon Area.** Any modifications to the fence, wall, and landscaping standards contained in Subsections 22.336.080.B.4.a and B.4.b, above, may be granted as part of the Discretionary Site Plan Review procedure identified in Section 22.336.080.B.4.a and shall also include findings that the proposed modifications will not create a safety hazard and will not impair views of scenic resources. In addition to the information required under Section 22.110.180 (Modifications Authorized), the shall contain the following information:

- a. A scaled site plan showing the proposed landscaping, fence or wall location, setbacks, and fence or wall height measurements; and
- b. A scaled elevation drawing of the proposed landscaping, fence or wall showing measurements of all fence or wall elements, including fence or wall height, and all proposed materials and colors.

2. **Malibou Lake Area.**

- a. Any modification of the development standards contained in Section 22.336.080.C.3, concerning parking, street access, fire sprinklers, and lot coverage, shall be considered for residences through the Conditional Use Permit procedure (Chapter 22.158) and shall be further subject to the provisions set forth below:
  - i. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Hearing Officer.
  - ii. Notwithstanding the requirements of Sections 22.158.050 (Findings and Decision), if an applicant will permanently extinguish all potential for residential development on one or more vacant lots within the Malibou Lake Area, the applicant may ordinarily substantiate the findings required for a Conditional Use Permit. The lots need not be contiguous.
  - iii. In making a determination upon the application, the Hearing Officer shall find, in addition to the requirements of Section 22.158.050 (Findings and Decision), that:
    - (1) The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;
    - (2) The modification will not create an adverse safety impact in the surrounding community;

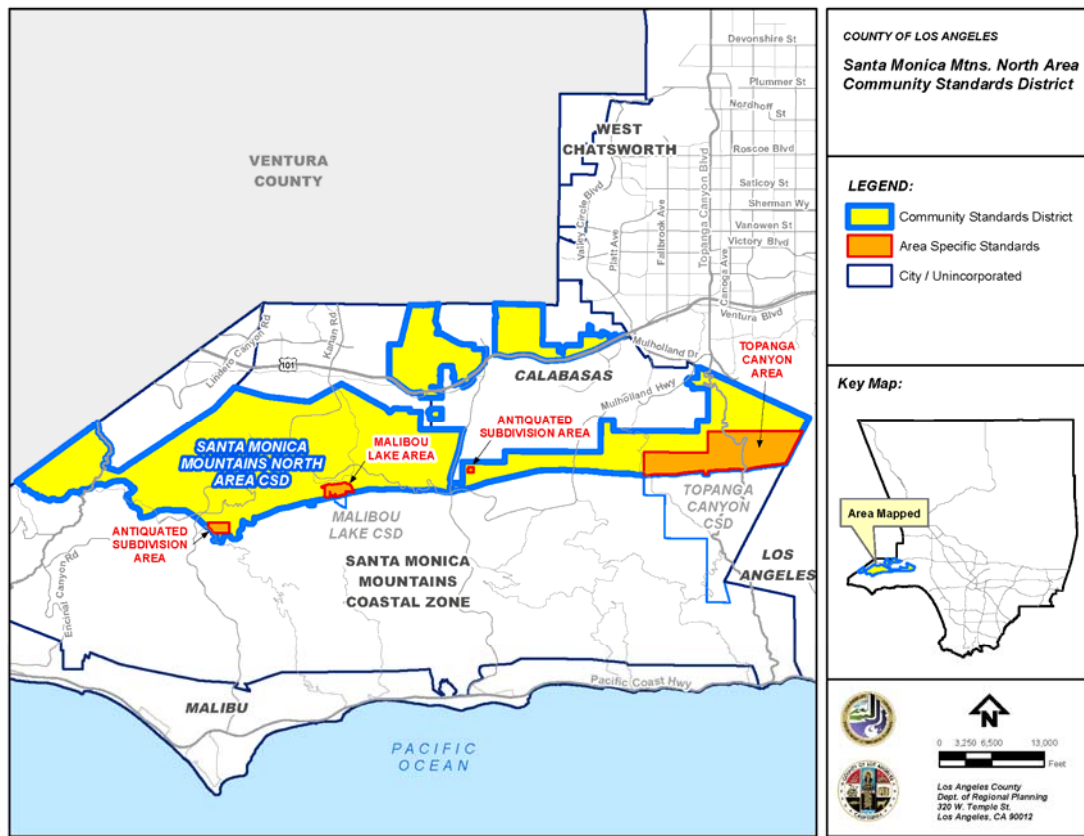
- (3) The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and
  - (4) The modification will not adversely affect or be in conflict with the General Plan, including the Area Plan.
- b. The Director may grant a modification to yard or setback regulations required by this Title 22. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.
  - i. Any person desiring a modification to yard or setback regulations may file a Discretionary Site Plan Review (Chapter 22.190) application with the Director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto on an application requesting the same, or substantially the same modification.
  - ii. The application shall contain the information required by Section 22.222.070.A (Application Forms and Submittal Information) and shall be accompanied by the filing fee as required in Section 22.222.080 (Fees and Deposits).
  - iii. In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Director or Commission that the findings specified in Subsection iB.2.a, above can be made.
  - iv. The Director shall provide notice of the applicant's request at the location specified, which notice shall also indicate that any individual opposed to the granting of such modification may express such opposition by written protest to the Director within 15 days after receipt of such notice. Such notice shall be mailed to:
    - (1) All owners of property adjacent to the exterior boundaries of the subject property;
    - (2) "Occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of Subsection B.2.b.iv.(1), above, is different from the address of such adjacent property; and
    - (3) Such other persons whose property might in the Director's judgment be affected by such modification.
  - v. The Director shall approve a modification where no protest to the granting of such application is received within the specified protest period and the applicant has substantiated the findings set forth in Subsection C.6.a, above. The Director shall deny an application in all cases where the information received from the applicant or the

Fire Department fails to substantiate the findings set forth in this Subsection to the satisfaction of the Director.

- vi. In all cases where a written protest has been received, a public hearing shall be scheduled relative to the application before the Hearing Officer. All procedures required for a Conditional Use Permit application relative to notification, public hearing, and appeal shall be utilized. Following a public hearing, the Hearing Officer shall approve or deny the proposed modification based on the findings required by Subsection C.6.a, above, for approval by the Director.
- vii. Where a requested modification is approved, such conditions may be imposed as are deemed necessary to ensure that the modification will be in accord with the findings required for approval.
- viii. Any person dissatisfied with the action of the Director may file an appeal of such action with the Commission. Upon receiving a notice of appeal, the Commission shall take one of the following actions:
  - (1) Affirm the action of the Director;
  - (2) Refer the matter back to the Director for further review with or without instructions; or
  - (3) Set the matter for public hearing before itself. In such case, the Commission's decisions may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the Commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the Director unless it is itself conducting a public hearing on the matter.
- ix. The decision of:
  - (1) The Director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Commission within such 15 days following notification; or
  - (2) The Commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Executive Officer-Clerk of the Board pursuant to Chapter 22.242 (Appeals).
- x. A yard modification which is not used within the time specified in such yard modification, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void

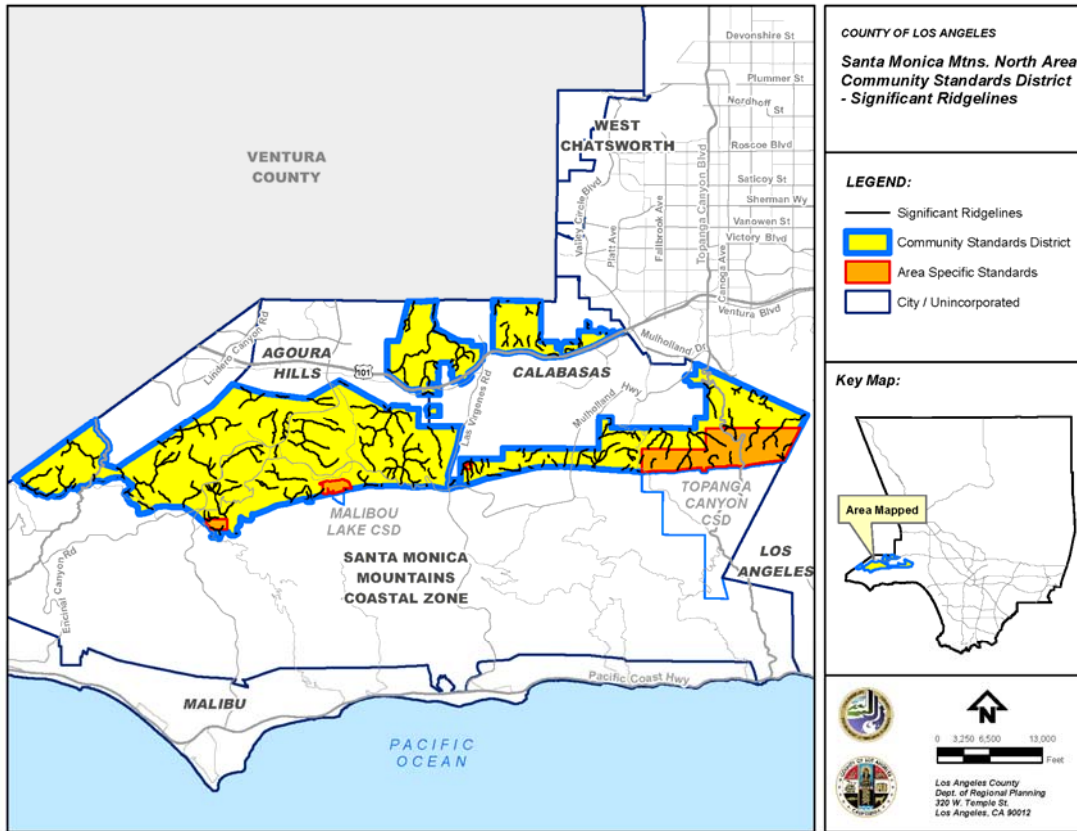
and of no effect except that the Director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

**FIGURE 22.336-A: SANTA MONICA MOUNTAINS NORTH AREA CSD BOUNDARY**



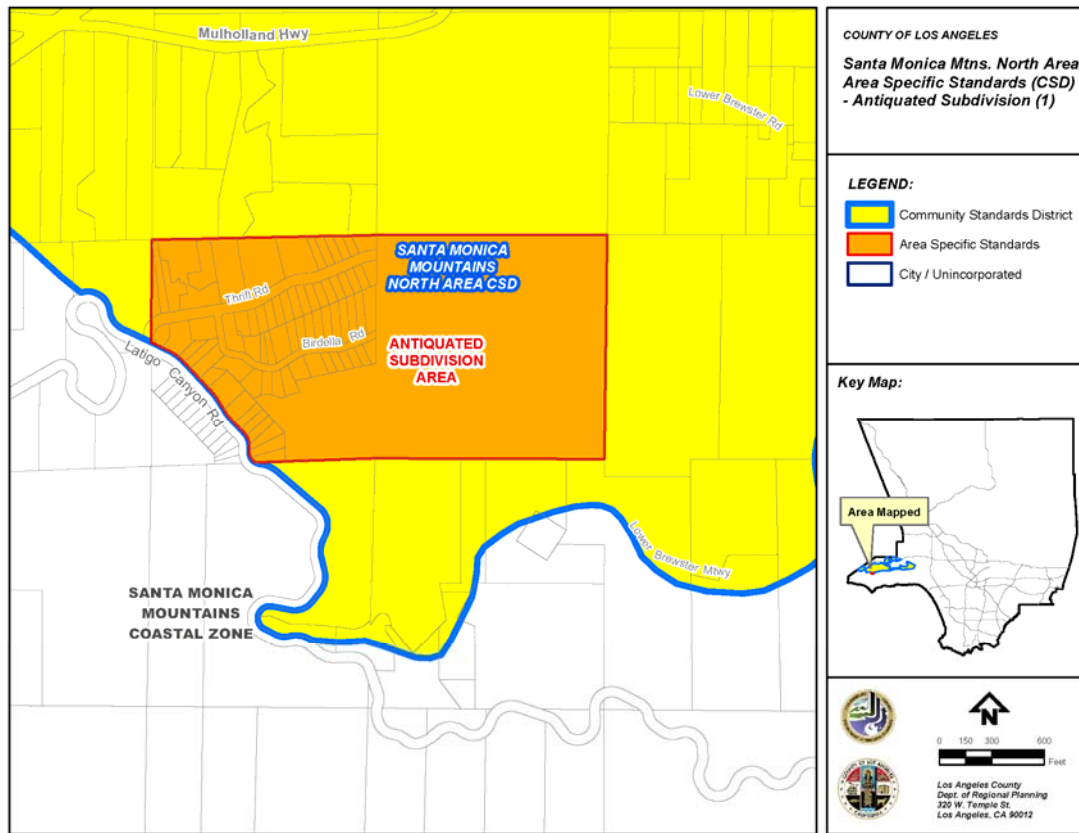
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**FIGURE 22.336-B:SIGNIFICANT RIDGELINES**



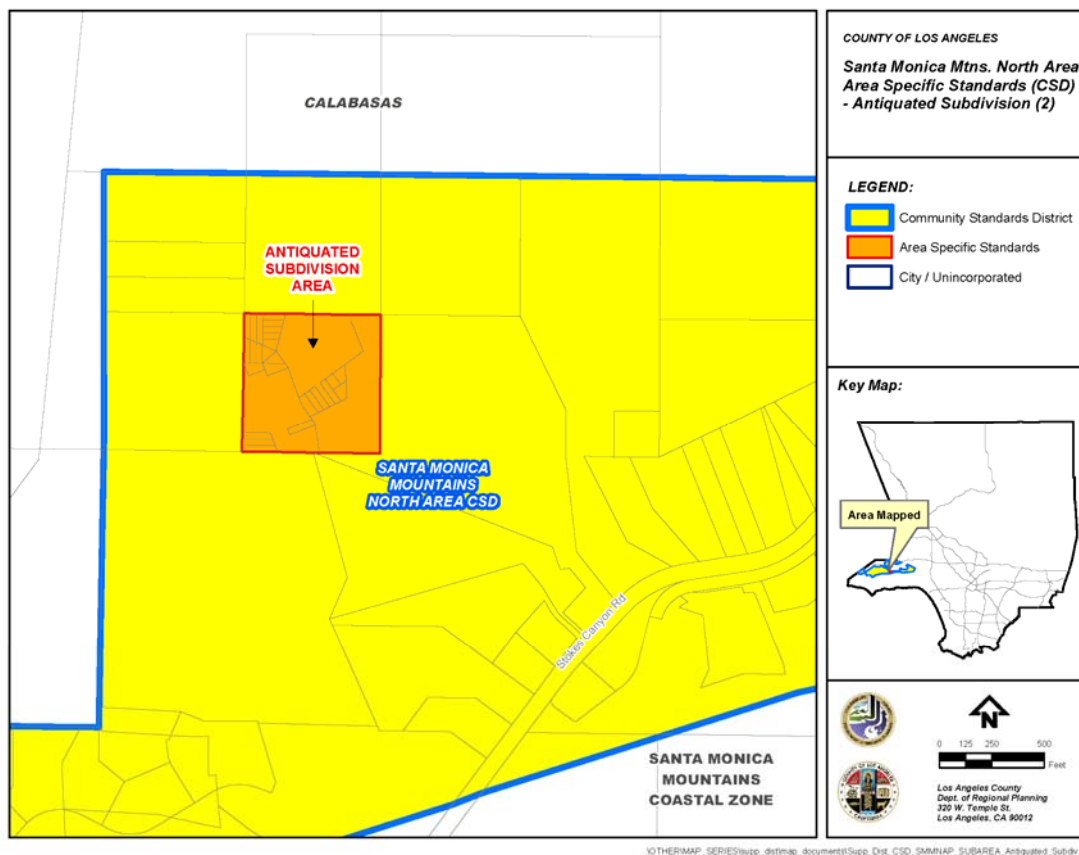
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**FIGURE 22.336-C:ANTIQUATED SUBDIVISION AREA - I**



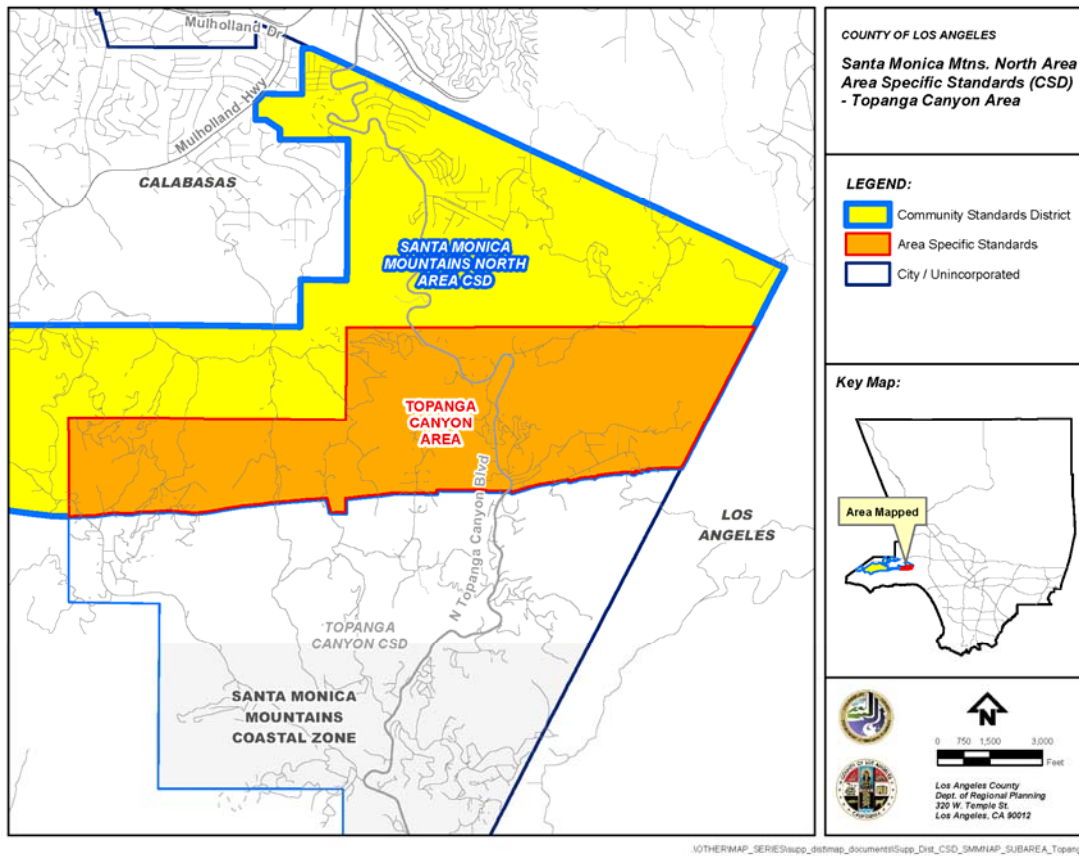
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**FIGURE 22.336-D:ANTIQUATED SUBDIVISION AREA - 2**

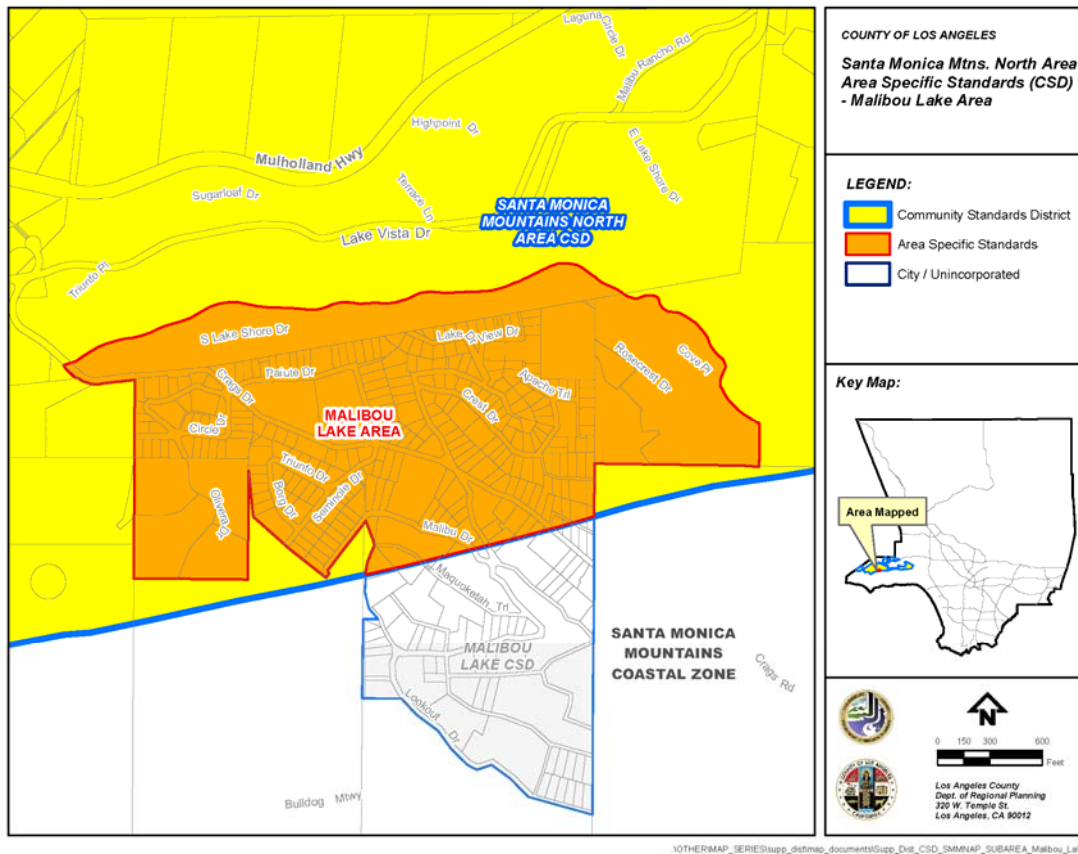




**FIGURE 22.336-E:TOPANGA CANYON AREA**



**FIGURE 22.336-F:MALIBOU LAKE AREA**



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## APPENDIX I

### Criteria for Significant Ridgelines

The designation of the significant ridgelines within the Santa Monica Mountains North Area Community Standards District is based on the following criteria:

- **Topographic complexity:** Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in the Santa Monica Mountains North Area make this a common condition.
- **Near/far contrast:** Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance, such as when looking west from Topanga Canyon Boulevard over Henry Ridge to Saddle Peak, and from Mulholland Highway looking east toward Cornell and Malibu Lake. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- **Cultural landmarks:** Ridges that frame views of well-known locations, structures, or other places, which are considered points of interest in the Santa Monica Mountains North Area. These landmarks include Paramount Ranch, Peter Strauss Ranch, and Malibu Lake.
- **Uniqueness and character of a specific location:** Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty, such as Ladyface Mountain and Saddle Rock. Ridges that frame Malibu Canyon-Las Virgenes Road—a state-designated County scenic highway—Mulholland Highway, Kanan Road, Topanga Canyon Boulevard, and other scenic routes are also included.
- **Existing community boundaries and gateways:** Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in the Santa Monica Mountains North Area. Community boundaries and gateways include the surrounding ridges that provide a skyline and boundary to the rural communities found in the North Area. Examples include the ridges viewed from the Ventura Freeway traveling west from Calabasas, and the ridges along Triunfo and Lobo Canyons.

## Chapter 22.338 South San Gabriel Community Standards District

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### Sections:

22.338.010	Purpose
22.338.020	Definitions
22.338.030	District Map
22.338.040	Applicability
22.338.050	Application and Review Procedures
22.338.060	Community Wide Development Standards
22.338.070	Zone Specific Development Standards
22.338.080	Area Specific Development Standards
22.338.090	Modification of Development Standards

### 22.338.010 Purpose

The South San Gabriel Community Standards District (“CSD”) is established to provide a means of implementing special development standards for commercial and residential uses in the unincorporated community of South San Gabriel. The primary objective of this CSD is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complimentary to the unique characteristics of this residential and commercial neighborhood. In addition, this CSD is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

### 22.338.020 Definitions

The following terms are defined solely for this CSD.

**Gross Structural Area (GSA).** The total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles.

**Lot Coverage.** The total area of that portion of a lot covered by all structures erected on the property.

### 22.338.030 District Map

The boundaries of this CSD are shown on Figure 22.338-A:South San Gabriel CSD Boundary, at the end of this Chapter.

### 22.338.040 Applicability

(Reserved)

## **22.338.050 Application and Review Procedures**

Notwithstanding Section 22.222.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

## **22.338.060 Community Wide Development Standards**

(Reserved)

## **22.338.070 Zone Specific Development Standards**

### **A. Zone R-1.**

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.
3. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
4. Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height.
5. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.
6. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.
7. The maximum number of stories above grade shall be two. As provided in Division 2 (Definitions), "story" includes a basement but not a cellar.
8. **Gross Structural Area and Lot Coverage.**
  - a. Neither the maximum GSA nor the maximum lot coverage shall exceed the following:  
$$(0.25 \times \text{net area of a lot}) + 1,000 \text{ square feet.}$$
  - b. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet.

### **B. Zone R-2.**

1. The required front yard shall contain a minimum of 50 percent landscaping.

2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.
- C. **Zone R-3.** The required front yard shall contain a minimum of 50 percent landscaping.
- D. **Zone R-A.** Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.
- E. **Zone A-1.** Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.
- F. **Zone C-2.**
1. **Permitted Uses.** All uses described in Zone C-2 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):
    - a. *Sales.*
      - Automobile sales, sale of new motor vehicles; including incidental repair and washing.
      - Automobile supply stores, including incidental installation of parts.
      - Boat and other marine sales.
      - Department stores of more than 5,000 square feet.
      - Grocery stores of more than 5,000 square feet.
      - Hardware stores of more than 5,000 square feet.
    - b. *Services.*
      - Air-pollution sampling stations.
      - Automobile rental and leasing agencies.
      - Automobile service stations; including incidental repair, washing, and rental of utility trailers.
      - Comfort stations.
      - Communications equipment buildings.
      - Electric distribution substations, including microwave facilities.
      - Parking buildings.
      - Rental services of heavy machinery or trucks.
      - Stations – bus, railroad and taxi.
      - Telephone repeater stations.

- Wholesale dry cleaning plants.
  - c. Recreation and Amusement.
  - Golf courses, including the customary clubhouse and accessory facilities.
2. **Development Standards.** Premises in Zone C-2 shall be subject to the following development standards:
- a. Landscaping and Buffering of Commercial Uses from Residential Uses.
    - i. Where a Commercial Zone is adjacent to a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director. Permanent irrigation systems shall be required and maintained in good working order.
    - ii. For properties adjoining a residence or Residential Zone, a solid masonry wall or solid fence in compliance with Section 22.140.430 (Outdoor Storage) shall be erected along the property lines separating the two uses.
    - iii. The Director may modify the foregoing requirements for landscaping and buffering where their strict application is determined to be impractical because of physical, topographical, title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the Director shall find that the intent and spirit of this Chapter is being carried out.
  - b. *Parking.* Whenever abutting a residence or Residential Zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the Residential Zone.
  - c. *Loading.* In order to mitigate noise, all loading docks shall be located as far distant as possible from a residence or Residential Zone.
  - d. The hours of operation for a commercial use shall be limited to the hours of 7 a.m. to 11 p.m., seven days a week.
  - e. A Discretionary Site Plan Review (Chapter 22.190) application shall be submitted to and approved by the Director, to ensure that the use will comply with the provisions of this Subsection F.2.

3. **Outdoor Advertising Signs.** Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:
  - a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.
  - b. The total sign area of each outdoor advertising sign on any lot shall not exceed 200 square feet.
  - c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.
  - d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway. For the purpose of this Subsection F.3, Residential Zones include Zones R-1, R-2, R-3, R-A, and A-1.
  - e. Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.
  - f. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

**G. Zone C-3.**

1. **Permitted uses.** All uses described in Zone C-3 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):
  - a. Sales.
    - Auction houses, including animal auctions.
    - Automobile sales, sale of new and used motor vehicles.
    - Automobile supply stores with repair facilities.
    - Boat and other marine sales.
    - Department stores of more than 5,000 square feet.
    - Grocery stores of more than 5,000 square feet.
    - Hardware stores of more than 5,000 square feet.
    - Recreational vehicle sales.
    - Trailer sales, box and utility.
  - b. Services.
    - Air-pollution sampling stations.
    - Automobile battery service.
    - Automobile brake repair shops.



- Automobile muffler shops.
  - Automobile radiator shops.
  - Automobile rental and leasing agencies.
  - Automobile repair garages.
  - Comfort stations.
  - Communication equipment buildings.
  - Community centers.
  - Costume rentals.
  - Dental clinics.
  - Dental laboratories.
  - Dog training schools, excluding boarding.
  - Electric distribution substations, including microwave facilities.
  - Furniture and household goods, transfer and storage.
  - Hand wash car washes.
  - Laboratories, research, and testing.
  - Mortuaries.
  - Parcel delivery terminals.
  - Parking buildings.
  - Recreational vehicle rentals.
  - Rental services of heavy machinery or trucks.
  - Stations – Bus, railroad, and taxi.
  - Trailer rentals, box and utility only.
  - Truck rentals of trucks exceeding two-ton capacity.
  - Wholesale dry cleaning plants.
  - c. Recreation and Amusement.
    - Golf courses, including the customary clubhouse and accessory facilities.
2. **Development Standards.** Refer to the standards prescribed for Zone C-2, as contained in Subsection F.2, above, for all zone specific development standards.
  3. **Height Limit.** The maximum height of any structure in Zone C-3 shall be 35 feet.

4. **Outdoor Advertising Signs.** Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:
  - a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.
  - b. The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.
  - c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.
  - d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway, in accordance with Subsection F.3.d, above.
  - e. Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.
  - f. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

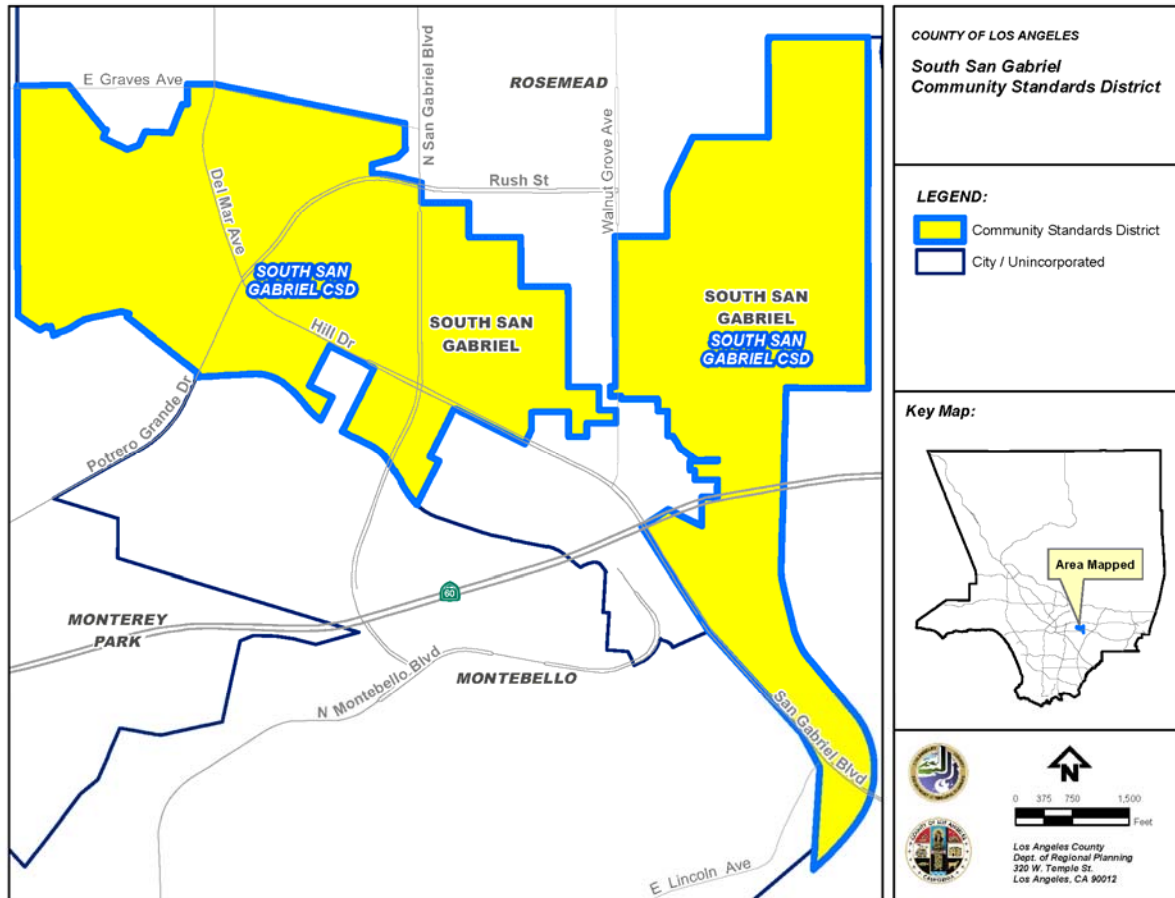
#### **22.338.080 Area Specific Development Standards**

(Reserved)

#### **22.338.090 Modification of Development Standards**

(Reserved)

**FIGURE 22.338-A:SOUTH SAN GABRIEL CSD BOUNDARY**



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## **Chapter 22.340      Southeast      Antelope      Valley Community Standards District**

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### Sections:

22.340.010	Purpose
22.340.020	Definitions
22.340.030	District Map
22.340.040	Applicability
22.340.050	Application Review and Procedures
22.340.060	Community Wide Development Standards
22.340.070	Zone Specific Development Standards
22.340.080	Area Specific Development Standards
22.340.090	Modification of Development Standards

### **22.340.010      Purpose**

The Southeast Antelope Valley Community Standards District ("CSD") is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

### **22.340.020      Definitions**

(Reserved)

### **22.340.030      District Map**

The boundaries of this CSD are shown on Figure 22.340-A:Southeast Antelope Valley CSD Boundary, at the end of this Chapter.

### **22.340.040      Applicability**

This CSD shall not apply to:

- A. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD:
  1. Ministerial and Discretionary Site Plan Reviews;
  2. Tentative tract maps and parcel maps;
  3. General Plan Amendments and Area Plan Amendments; and
  4. Zone Changes, Conditional Use Permits, Variances, Zoning Conformance Reviews, or any other zoning permit applications.

- B. Existing buildings or structures, or any additions thereto, provided that:
  - 1. Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and
  - 2. Any addition to such building or structure after the effective date of the ordinance establishing this CSD does not cumulatively increase its existing floor area by more than 25 percent.

## **22.340.050 Application Review and Procedures**

(Reserved)

## **22.340.060 Community Wide Development Standards**

- A. **Design.** To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.
- B. **Property Maintenance.** All portions of any lot that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.
- C. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).
- D. **Street Improvements.** In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code:
  - 1. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;
  - 2. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works; and
  - 3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works.
- E. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).
- F. **Alcoholic Beverage Sales.** No business newly engaged in the sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or legally established place of worship.

- G. **Fences.** No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the Director.
- H. **Trails.** Except as provided in Subsection H.3, below, all new land divisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Area Plan ("Trails Plan"). Conditions of approval for new land divisions shall require that trail construction be completed by the subdivider and approved by the Department of Parks and Recreation prior to the recordation of the final map for the land division.
1. **Trail Standards.** Trails built pursuant to this Subsection H shall satisfy the following minimum standards:
    - a. *Feeder routes.* To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and
    - b. *Multi-purpose use.* The trails shall be designed to accommodate both pedestrian and equestrian uses.
  2. **Trail Maintenance.** When trails and feeder routes are not required to be maintained by the Department of Parks and Recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the Department of Parks and Recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500, et seq., of the California Streets and Highways Code (Landscaping and Lighting Act District), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this Subsection H, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by the Department of Parks and Recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the County.
  3. **Alternative Trail Proposal.** If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by the Department of Parks and Recreation, not require off-site land acquisitions

by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan.

## **22.340.070 Zone Specific Development Standards**

A. **Residential and Agricultural Zones.** Each new lot created by a land division shall contain a gross area of not less than one acre.

B. **Commercial and Industrial Zones.**

1. **Amenities.** For commercial developments and mixed-use developments that include commercial uses, at least two of the following pedestrian amenities shall be provided within the subject property:

- a. Benches;
- b. Bicycle racks;
- c. Decorative lights;
- d. Drinking fountains;
- e. Landscaped buffers;
- f. Newsstands;
- g. Planter boxes;
- h. Special paving materials, such as treated brick, for pedestrian circulation areas;
- i. Trash receptacles;
- j. Landscaped trellises or breezeways between buildings; or
- k. Other amenities approved by the Director.

2. **Yards.** All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially or agriculturally zoned lot shall:

- a. Have a landscaped area with a width of not less than 25 feet along the property line adjoining or adjacent to the residentially or agriculturally zoned lot. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially or agriculturally zoned lot. Along the property line not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.
  - i. In Commercial Zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.

- ii. In Industrial Zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.
- b. Have side yards for reversed corner lots as required in the adjoining residentially or agriculturally zoned lot.
- 3. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially or agriculturally zoned lots.
- 4. **Truck Access.** Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially or agriculturally zoned lots.
- 5. **Outside Storage.** Outside storage shall be maintained in accordance with the standards and requirements of Section 22.140.430 (Outdoor Storage) and so that the items in storage are not visible from adjoining or adjacent public or private streets and adjoining or adjacent residentially or agriculturally zoned lots at ground level.
- 6. **Business Signs.** Except as modified herein, all business signs shall conform to Chapter 22.114 (Signs):
  - a. *Applicability.* The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of the ordinance establishing this CSD.
  - b. *Wall Business Signs.* Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.
  - c. *Prohibited Signs.*
    - i. Roof business signs.
    - ii. Signs painted directly on buildings.

C. **All Other Zones.** (Reserved)

## **22.340.080 Area Specific Development Standards**

This CSD contains two distinct commercial areas:

A. **Area 1 - Palmdale Boulevard Commercial Area.**

- 1. **Purpose.** This Area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.
- 2. **Applicability.** The standards contained in this Subsection A shall apply to commercial developments and mixed-use developments that include



commercial uses within the boundaries of the Area shown on Figure 22.340-B:Palmdale Boulevard Commercial Area, at the end of this Chapter.

3. **Architectural Standards.** All buildings, building additions, and building renovations shall incorporate:
  - a. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director;
  - b. At least two of the following architectural elements:
    - i. Arcades;
    - ii. Arches;
    - iii. Awnings;
    - iv. Courtyards;
    - v. Colonnades; or
    - vi. Plazas; and
  - c. Variation in roofline and facade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the Director. Long, unbroken building facades shall be prohibited.
4. **Yards.**
  - a. Each lot adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.
  - b. Parking lots are prohibited in the required front yard area.
  - c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.
  - d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

**B. Area 2 - Pearblossom Highway Commercial Area.**

1. **Purpose.** This Area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.
2. **Applicability.** The standards contained in this Subsection B shall apply to commercial developments and mixed-use developments that include

commercial uses within the boundaries of the Area shown on Figure 22.232-C:Pearblossom Highway Commercial Area, at the end of this Chapter.

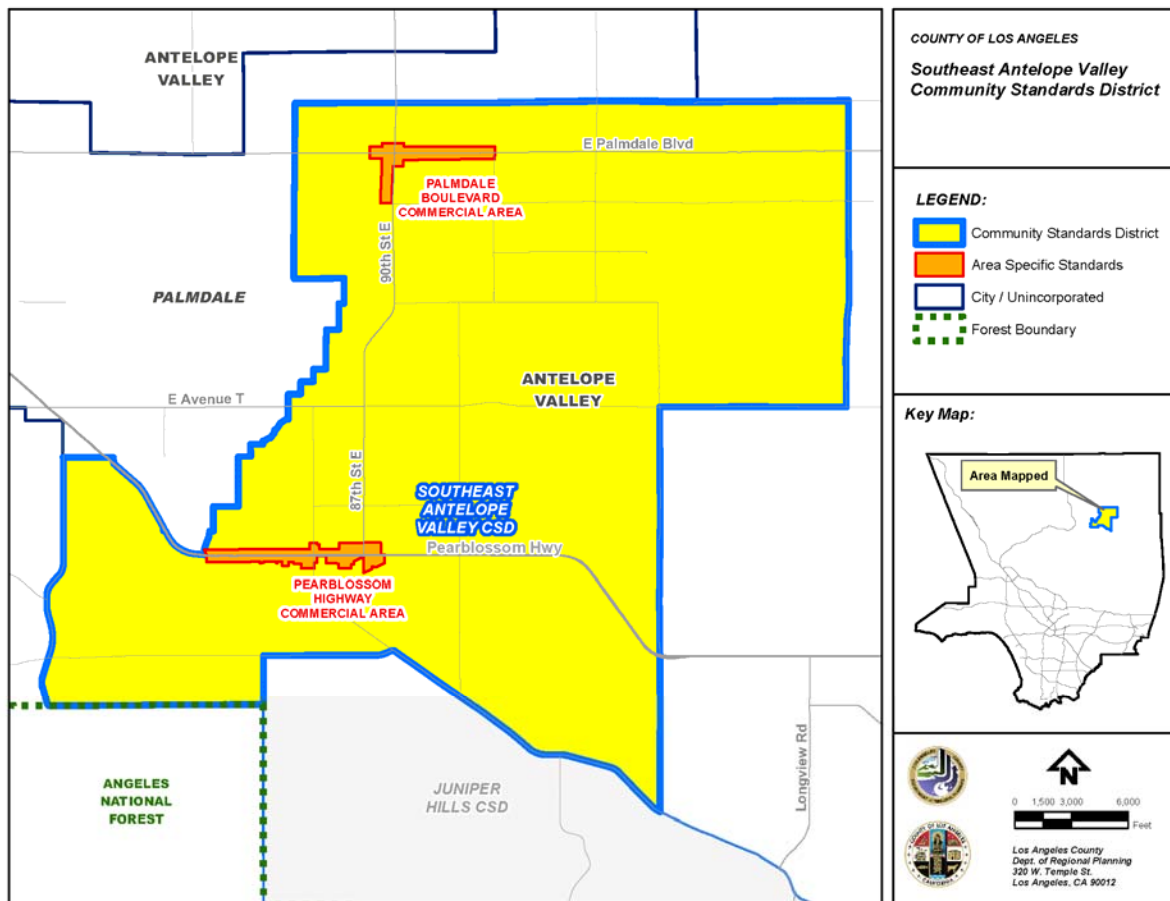
3. **Building Height.** All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.
4. **Architectural Standards.** All buildings, building additions, and building renovations shall incorporate:
  - a. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the Director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director; and
  - b. Western or Southwestern style exterior lighting and business signage approved by the Director.
5. **Yards.**
  - a. Each lot adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.
  - b. Parking lots are prohibited in the required front yard area.
  - c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.
  - d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

## **22.340.090 Modification of Development Standards**

- A. **Findings.** The Director may permit modifications from the development standards specified in Section 22.340.080 (Area Specific Development Standards), where an applicant's request demonstrates to the satisfaction of the Director all of the following:
  1. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;
  2. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the applicable commercial area; and
  3. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

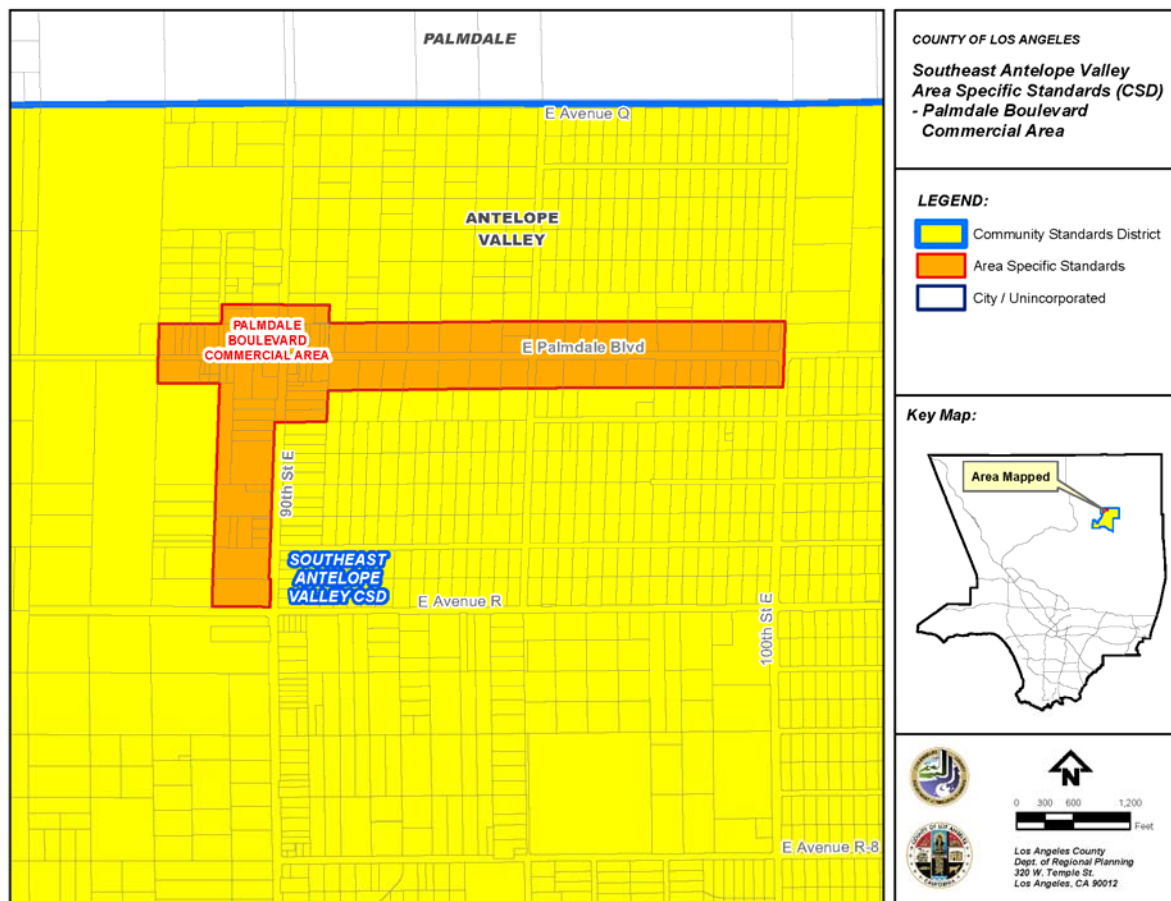
- B. **Application.** The procedure for filing a request for modification shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190), except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule, equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.
- C. **Notice.** Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than 30 days prior to the date an action is taken, notice of the pending application shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property, indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the Director within 15 days after receipt of such notice. Copies of the notice shall also be sent to the Sun Village and Littlerock Town Councils.
- D. **Decision.**
  - 1. The Director shall approve an application for modification where no more than two letters of opposition are received pursuant to Subsection C, above, where the application complies with the provisions of Section 22.228.040 (Findings and Decision), and where the Director determines that the application has satisfactorily demonstrated the matters required by Subsection A, above. If the Director approves the application, the Director shall notify the applicant and all property owners identified in Subsection C, above, of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 days of receipt of such notice with a request for a public hearing before the Commission.
  - 2. If the Director denies the application for any reason, the Director shall notify the same persons as identified in Subsection C, above, of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 days of receipt of such notice with a request for a public hearing before the Commission. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District.

**FIGURE 22.340-A:SOUTHEAST ANTELOPE VALLEY CSD BOUNDARY**



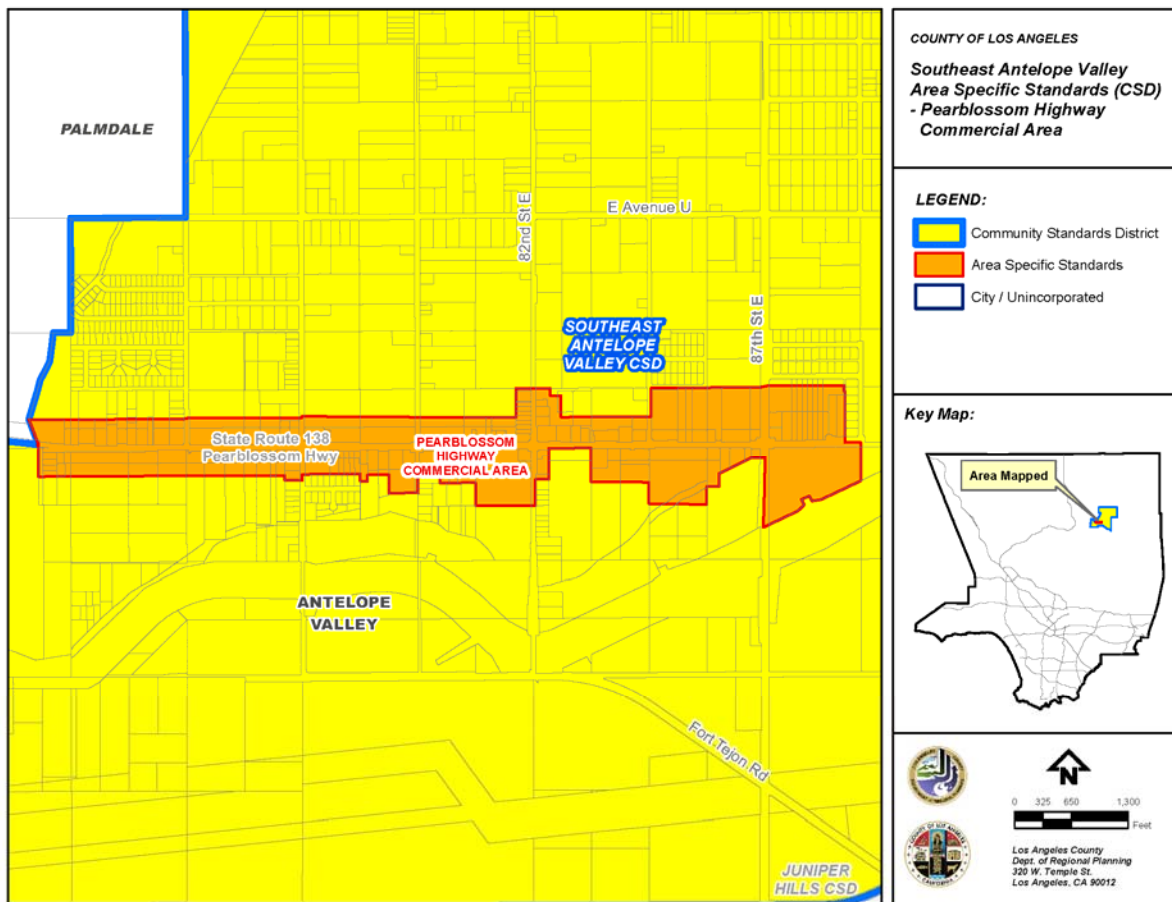
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**FIGURE 22.340-B:PALMDALE BOULEVARD COMMERCIAL AREA**



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**FIGURE 22.340-C: PEARBLOSSOM HIGHWAY COMMERCIAL AREA**



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## **Chapter 22.342 Stonyvale Community Standards District**

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Sections:

22.342.010	Purpose
22.342.020	Definitions
22.342.030	District Map
22.342.040	Applicability
22.342.050	Application and Review Procedures
22.342.060	Community Wide Development Standards
22.342.070	Zone Specific Development Standards
22.342.080	Area Specific Development Standards
22.342.090	Modification of Development Standards

### **22.342.010 Purpose**

The Stonyvale Community Standards District (“CSD”) is established to facilitate the construction of single-family residences, accessory structures, fences, and walls in the Stonyvale area affected by the 2009 Station Fire, without endangering the health and safety of residents. This CSD does not modify or waive any other provisions of the County Code or any local, state, and federal laws or regulations.

### **22.342.020 Definitions**

(Reserved)

### **22.342.030 District Map**

The boundaries of this CSD are shown on Figure 22.342-A:Stonyvale CSD Boundary, at the end of this Chapter.

### **22.342.040 Applicability**

(Reserved)

### **22.342.050 Application and Review Procedures**

(Reserved)

### **22.342.060 Community Wide Development Standards**

- A. **Front Yards.** The minimum required front yard shall be three feet as measured from the nearest edge of the pavement or the nearest edge of the right-of-way of Stonyvale Road, whichever would provide the greater front yard. Section 22.110.080.B (Front Yards) are not applicable;

- B. **Fences and Walls.** The maximum height of any fence or wall, including a retaining wall, in any required yard is eight feet.

**22.342.070     Zone Specific Development Standards**

(Reserved)

**22.342.080     Area Specific Development Standards**

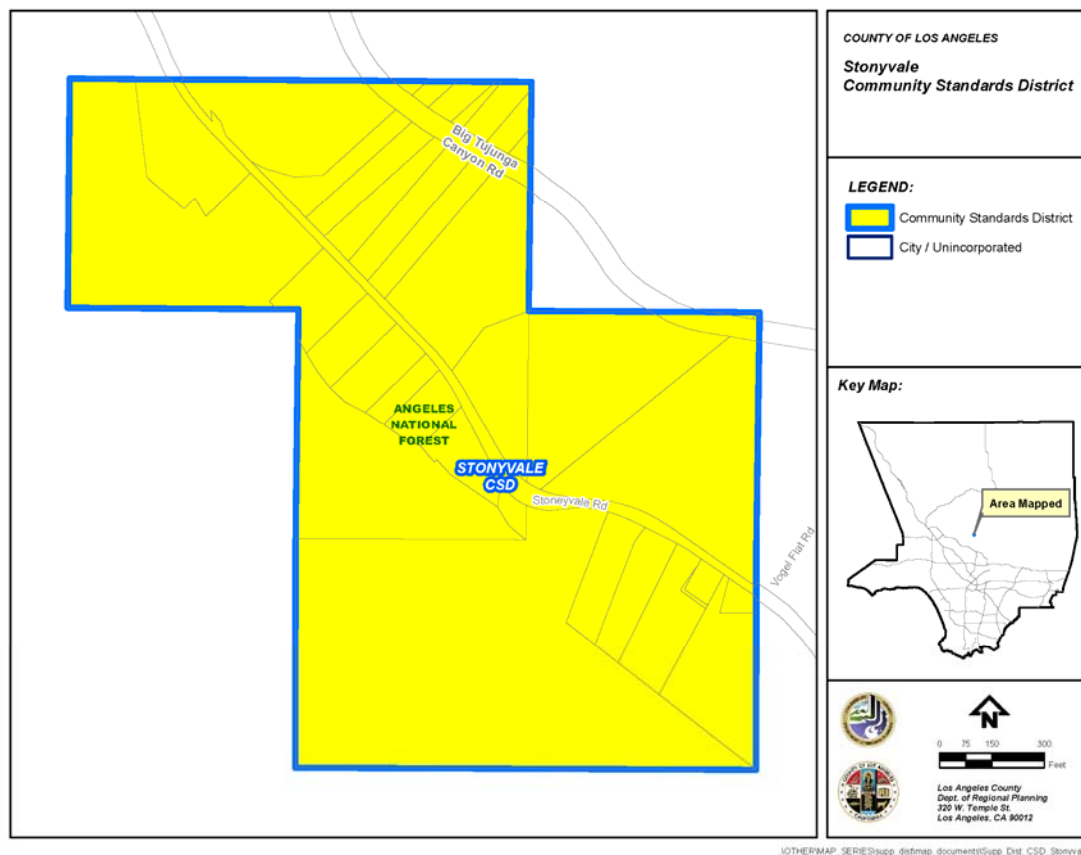
(Reserved)

**22.342.090     Modification of Development Standards**

(Reserved)



**FIGURE 22.342-A: STONYVALE CSD BOUNDARY**



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## **Chapter 22.344 Twin Lakes Community Standards District**

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### Sections:

22.344.010	Purpose
22.344.020	Definitions
22.344.030	District Map
22.344.040	Applicability
22.344.050	Application and Review Procedures
22.344.060	Community Wide Development Standards
22.344.070	Zone Specific Development Standards
22.344.080	Area Specific Development Standards
22.344.090	Modification of Development Standards

### **22.344.010 Purpose**

The Twin Lakes Community Standards District (“CSD”) is established to preserve the character of the Twin Lakes community and to encourage the provision of essential improvements appropriate for its unique rural character, as defined in the Community Plan. This CSD is one means of implementing the goals and objectives of the Twin Lakes Community Plan. The Twin Lakes Community Plan was developed primarily to address severe problems involving sewage disposal and circulation in a small-lot subdivision.

### **22.344.020 Definitions**

(Reserved)

### **22.344.030 District Map**

The boundaries of this CSD are shown on Figure 22.344-A:Twin Lakes CSD Boundary, at the end of this Chapter.

### **22.344.040 Applicability**

- A. The provisions of Section 22.110.080.A.1 (Front Yards – on Partially Developed Blocks) shall not apply.
- B. The provisions of Section 22.110.080.A.2 (Front Yards – On Sloping Terrain) shall not apply.
- C. The provision of Section 22.110.030 (Accessory Buildings) shall not apply.
- D. The provisions of Section 22.110.180 (Modifications Authorized) shall not apply.

### **22.344.050 Application and Review Procedures**

(Reserved)

## **22.344.060 Community Wide Development Standards**

### **A. Parking and Driveway Requirements.**

1. On-street parking shall observe posted signage.
2. A minimum driveway length of 20 feet, as measured from a line parallel to and a minimum of 10 feet from the centerline of the driven roadway, is required in order to ensure adequate off-street parking. If two standard size vehicle parking spaces are provided on site and not within the required yard setbacks, this provision may be waived.

### **B. On-site and Off-site Improvements.** All new homes or improvements to existing homes which exceed 25 percent of the current market value of the existing home must satisfy the following:

1. All roads or access easements on site, as well as segments of all roads abutting the parcel must be improved with a minimum of 20 foot width of paving, to be approved by the Department of Public Works.
2. Fire hydrants must be accessible to the site, and comply with current standards of the Fire Department.
3. Sewage disposal facilities must be sized to serve the requested use, based on current Department of Public Health's standards.
4. The construction of improvements needed to comply with Subsection B.1 through B.3, above, shall be the full responsibility of the project applicant.
5. The County shall impose as a condition of its approval of any affected development a requirement for construction of the necessary improvements.

## **22.344.070 Zone Specific Development Standards**

(Reserved)

## **22.344.080 Area Specific Development Standards**

### **A. Area 1 (Small Lot Subdivisions)—All Property Located Within the Following Records of Survey: 24-25, 25-44, 25-46, 26-42, 28-23.**

1. ***Slope Intensity Formula.*** Construction of residential units or any improvements to residential units on a lot of less than 6,000 square feet shall be subject to the following:
  - a. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$GSA = (A/5) \times [(50-S/35) + 800]$$

Where: GSA = The allowable gross structural area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas but does not include vent shafts, garages or carports designed for the storage of autos.

A = The area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site; and

S = The average slope of the building site in percent as calculated by the formula:  $S = I \times L/A \times 100$

Where: S = Average natural slope in percent

I = Contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines;

L = Total accumulated length in feet of all contour intervals (I);

A = The area of the building site in square feet.

- b. All slope calculations shall be based on natural, ungraded conditions. Maps of a scale generally not less than one inch equals 10 feet (1" = 10'), showing the building site and natural slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.
- c. The maximum allowable gross structural area (GSA) as calculated above may be increased as follows:
  - i. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot is combined with the building site and all potential for residential development on such lot is extinguished or removed.

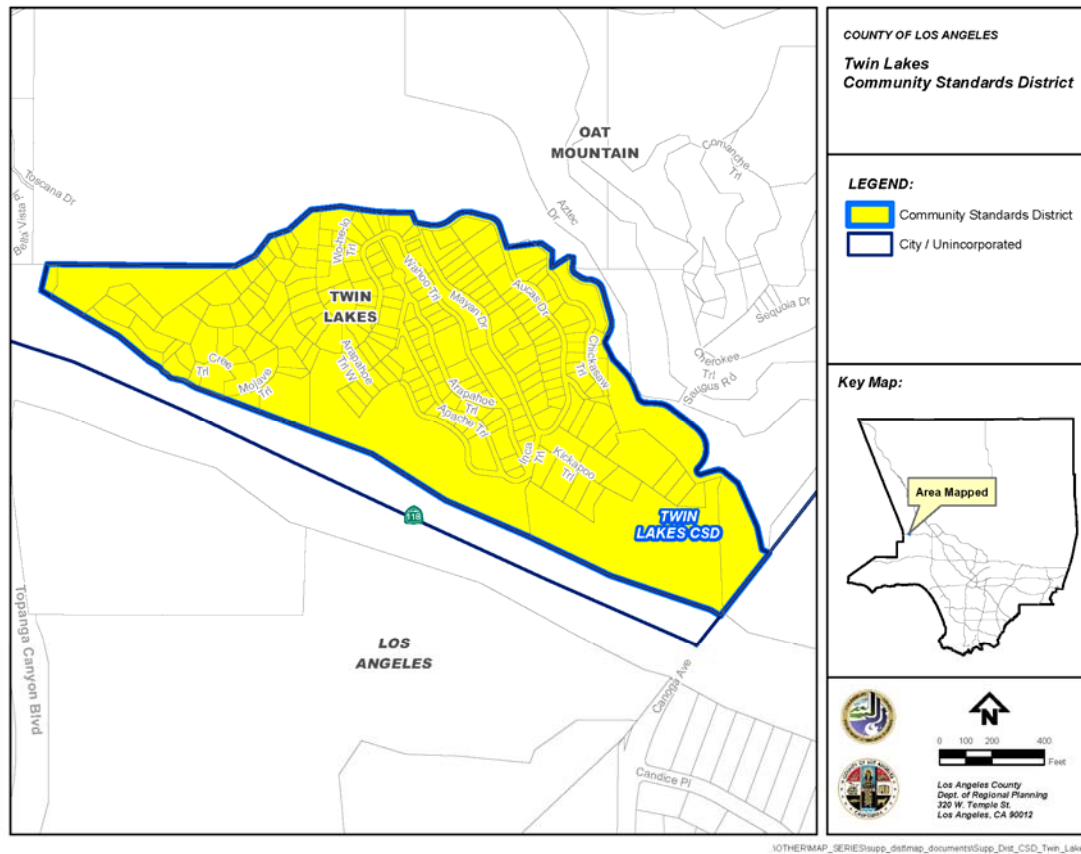
## **2. Procedural Requirements.**

- a. Any development requiring a building permit on a lot having a net area less than 6,000 square feet shall be subject to a Discretionary Site Plan Review (Chapter 22.190), except that the Director shall not consider requests for modification.
- b. Any modification of development standards shall be considered only through Chapter 22.196 (Variances). The maximum gross structural area as determined by the slope intensity formula shall not be subject to modification.

**22.344.090      Modification of Development Standards**

(Reserved)

**FIGURE 22.344-A:TWIN LAKES CSD BOUNDARY**



## **Chapter 22.346 Walnut Park Community Standards District**

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### Sections:

22.346.010	Purpose
22.346.020	Definitions
22.346.030	District Map
22.346.040	Applicability
22.346.050	Application and Review Procedures
22.346.060	Community Wide Development Standards
22.346.070	Zone Specific Development Standards
22.346.080	Area Specific Development Standards
22.346.090	Modification of Development Standards

### **22.346.010 Purpose**

The Walnut Park Community Standards District (“CSD”) is established to provide a means of assisting in the implementation of the Walnut Park Neighborhood Plan (“Neighborhood Plan”), as adopted by the Board on September 24, 1987. The Neighborhood Plan establishes the policies for residential, commercial and public improvements of the area. The requirements of this CSD are necessary to ensure that the principal objectives and policies of the Neighborhood Plan are accomplished in a manner which protects the health, safety and welfare of the community.

### **22.346.020 Definitions**

The following terms are defined solely for this CSD.

**Awning Signs.** Signs which are painted, sewn or stained onto the exterior surface of an awning or canopy, and shall not exceed a maximum area of 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

### **22.346.030 District Map**

The boundaries of this CSD are shown on Figure 22.346-A:Walnut Park CSD Boundary, at the end of this Chapter.

### **22.346.040 Applicability**

Except as otherwise specifically provided for herein, the provisions of this Title 22 shall apply.

### **22.346.050 Application and Review Procedures**

#### **A. Discretionary Site Plan Review.**

1. Except as otherwise provided in this Chapter, the Discretionary Site Plan Review (Chapter 22.190) shall be required to establish, operate or maintain any use, except that the Discretionary Site Plan Review is not required for a change in ownership or occupancy. Also exempt from the Discretionary Site Plan Review are construction, maintenance and repairs conducted within any 12-month period, the sum of which does not exceed 25 percent of the current market value or assessed valuation of the building or structure, whichever is less.
2. An application for a Discretionary Site Plan Review shall not be approved until the proposed use has been submitted to and reported upon by the Director of the Community Development Commission, or successor agency, as to conformity with the Neighborhood Plan.

**B. Conditional Use Permits.**

1. Conditional Use Permits (Chapter 22.158) shall be required for those uses listed as uses subject to permit, as specified in this Title 22.
2. In addition to the findings for approval required by Section 22.158.050 (Findings and Decision), the Commission shall further find that:
  - a. The proposed use has been submitted to and reported upon by the Director of the Community Development Commission, or successor agency, as to conformity with the Neighborhood Plan; and
  - b. The proposed use is consistent with the Neighborhood Plan.

**C. Nonconforming Uses, Buildings and Structures.**

1. Uses, buildings and structures not in conformance with the Neighborhood Plan may be continued subject to the provisions of Chapter 22.174 (Nonconforming Uses, Buildings and Structures).
2. For nonconforming uses, buildings or structures, an application may be filed with the Department, requesting:
  - a. An extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site, as specified in Section 22.174.050.B (Termination by Operation of Law) or Section 22.248.080.G.2 (Considered Nonconforming Use When); or
  - b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use, and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.
3. In addition to the findings required for approval of a nonconforming use, building or structure review required by Section 22.174.060 (Review of



Amortization Schedule or Substitution of Use), the Commission shall further find that:

- a. The proposed use, building or structure has been submitted to and reported upon by the Director of the Community Development Commission, or successor agency, as to conformity with the Neighborhood Plan; and
- b. The proposed use, building or structure will not be in substantial conflict with implementation of the Neighborhood Plan.

## **22.346.060 Community Wide Development Standards**

### **A. Setbacks.**

1. Yard and setback requirements for all residential uses shall be the same requirements as for Zone R-1.
2. When off-street parking areas are not separated from residentially zoned lots by a street, the following shall be required:
  - a. A landscaped area having a minimum width of five feet shall be required adjacent to the property line.
  - b. A six-foot-high masonry wall shall be located behind the landscaped area between the lot used for off-street parking and the residentially zoned lot, except that such wall shall not be located within the front yard setback area adjacent to the residentially zoned lot.
3. When off-street parking areas are adjacent to a street separating off-street parking areas and residentially zoned lots, the following shall be required:
  - a. A masonry wall and/or a landscaped earthen berm, three feet high, shall be provided, except for points of vehicular ingress and egress, at the rear of the required front yard setback area and parallel to the street.
4. Commercial front yards and open space areas shall be landscaped, neatly maintained, and have an operational irrigation system.
5. Site plans for commercial properties, showing walls, landscaped areas and irrigation systems, shall be submitted to the Director of the Community Development Commission, or successor agency, and the Department for review and approval.

### **B. Signs.**

1. Except as herein specifically provided, all signs shall be subject to Chapter 22.114 (Signs).

2. All signs in a state of disrepair shall be repaired so as to be consistent with the standards set out in this Subsection B, or removed within 30 days from notification that a state of disrepair exists.
3. **Size.**
  - a. Total allowable signage area on an existing building shall be related to store frontage. Each business tenant within a multi-tenant building is allowed not more than two square feet of signage area for every linear foot of frontage on a street or highway.
  - b. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas, metal, plastic or other type of awnings shall be limited to 10 inches.
4. **Sign Design.** Sign design shall be subject to review and approval by the Director of the Community Development Commission, or successor agency, and the Department.
  - a. Signage colors shall complement building colors and materials, and be limited to three colors.
  - b. Lettering styles shall be complementary for each storefront in a single building.
  - c. In multi-tenant buildings, signage colors used by individual shops shall be complementary with each other.
  - d. In multi-tenant buildings, the height and placement of signs shall be consistent.
5. **Wall Signs.**
  - a. Wall signs shall be mounted flush and affixed securely to a building wall and may project from the building face a maximum of 12 inches.
  - b. Wall signs may only extend sideways to the extent of the building face or to the highest line of the building;
  - c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).
6. **Window Signs.**
  - a. Window signs shall be displayed only on the interior of windows or door windows.
  - b. Window signs shall not exceed the maximum area of 25 percent per glass area (total window or door area visible from the exterior of the building).
7. **Building Tenant Information/Identification Signs.**

- a. For multi-tenant buildings and businesses with entrances located within building pass-through, a building directory listing the names of tenants may be located near each building or pass-through entrance.
  - b. Each tenant shall be allowed a maximum of two square feet of signage for each building directory.
  - c. New building identification signage on new construction or existing buildings shall be limited to one sign per principal entrance per frontage. Said signage shall not exceed a maximum of 15 square feet for each building identification sign.
  - d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Wall signs, marquees and canopies shall not be considered to be built-in signage.
  - e. Metal plaques in good repair listing the building name and/or historical information, permanently affixed in a flush manner to the building, are exempt from these sign provisions.
8. ***Prohibited Signs.*** The following signs are prohibited:
- a. Roof signs;
  - b. Freestanding signs;
  - c. Flashing, animated or audible signs;
  - d. Signs which rotate, move or simulate motion;
  - e. Signs which extend or project from the building face more than 12 inches in any direction;
  - f. Signs with exposed bracing, guy wires, conduits or similar devices;
  - g. Outdoor advertising (including billboards);
  - h. Painted signs on the building surface;
  - i. Streamers and/or banner signs of cloth or fabric;
  - j. Portable signs.
9. ***Removal of Illegally Installed/Maintained Signs.***
- a. The Director shall remove or cause the removal of any sign constructed, placed or maintained in violation of this Subsection B within 15 days following the date of mailing of registered or certified written notice to the owner of the sign, if known, at his last known address, or to the owner of the property as shown on the latest assessment roll. Said notice shall describe the sign in violation and shall specify the violation involved, giving notice that the sign will be

removed at the owner's expense if the violation is not corrected within 15 days.

- b. Nonconforming or illegal banners, pennants, flags, window signs (temporary or permanent), painted wall signs, vehicular signs, portable signs, hazardous signs, animated or moving signs, revolving or abandoned signs, shall be abated or removed within 90 days from October 25, 1987, the effective date of the ordinance establishing this CSD. All other nonconforming signs shall be discontinued and removed from the site, or brought into conformity according to the schedule in Table 22.346.060-A, below:

<b>Table 22.346.060-A: Sign Removal</b>	
<b>Replacement Value of Sign</b>	<b>Period of Removal</b>
Less than \$100.00	Within 90 days
\$101.00 — \$500.00	Within 12 months
\$501.00 — \$1,000.00	Within 12 months
\$1,001.00 — \$2,500.00	Within 36 months
\$2,501.00 — \$5,000.00	Within 5 years
For each additional \$1,000.00 increment	6 months to a maximum of 10 years.

The replacement value of a sign shall be determined by the Director of the Community Development Commission, or successor agency.

- c. Signs removed by the Director pursuant to this Subsection B.9 shall be stored for a period of 30 days, during which time they may be recovered by the owner upon payment to the County for all costs of removal and storage. If not recovered prior to expiration of the 30-day period, the sign and supporting structures shall be declared abandoned, and title thereto shall vest in the County, and the cost of removal shall be billed to the owner. If not paid by the owner, said costs will be imposed as a tax lien against the property.

#### **C. Automobile Parking.**

1. Automobile parking and development of related facilities shall be provided in accordance with Chapter 22.112 (Parking).
2. In residential properties, except within bona fide driveways, no automobile, truck, recreational vehicle, trailer or any other motor vehicle, including any of their component parts, shall be parked, stored, left standing or otherwise permitted for any length of time on that area between the road and the front of any building or structure on a lot. In the case of corner lots, said prohibition shall further apply between the road and the side of any building or structure.

#### **D. Height Limits.**

1. The maximum height of buildings and structures, except as where otherwise provided, shall be determined per Table 22.346.060-B, below:

<b>Table 22.346.060-B: Height Limits</b>		
<b>Zone</b>	<b>Zone Name</b>	<b>Height Limit</b>
R-1	Neighborhood Preservation I	25 feet
R-2	Neighborhood Preservation II	25 feet
R-3	NR Neighborhood Revitalization	25 feet
( )-P	Overlay (Parking)	25 feet
C-1	Restricted Professional Offices	25 feet
C-3	General Commercial	45 feet
C-3-CRS	Mixed Commercial	45 feet

#### **E. Floor Area Ratio (FAR) for Commercial Buildings.**

1. Except for Zone C-1 (Restricted Professional Offices) which has a floor area ratio (FAR) of 2.0, in other Commercial Zones, the total floor area in all buildings on one lot shall not exceed a floor area ratio of 3.0, which is the buildable area of such lot. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be considered in determining that total floor area within a building.
2. When any provision of the ordinance codified in this Title 22, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a lot by structures, the portion of such lot which may be occupied by structures is the "buildable area," as those words are used in this Chapter.

#### **F. Design Standards for Commercial Uses.**

1. **Improvements.** All new improvements and improvements to existing structures that exceed 25 percent of assessed valuation are subject to design review.
2. **Compatibility.** Uses, buildings and/or structures shall be designed so as to be compatible with nearby properties, with special attention being given to the protection of residential property planned for residentially zoned uses.
3. **Nonresidential Uses.** When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots in respect to location on the site, height, architecture and general amenities. Nonresidential uses and structures shall require a Discretionary Site Plan Review (Chapter 22.190).

**4. *Materials, Colors and Equipment.***

- a. Consideration shall be given to the adjacent buildings and/or structures so that the use of mixed materials is in accordance with the intent and purpose of the Neighborhood Plan.
- b. Muted pastel colors are recommended as the primary or base building color, while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
- c. *Awnings.*
  - i. Awnings shall be the same color and style for each opening on a single storefront or business.
  - ii. Awnings shall be complementary in color and style for each storefront in a building.
  - iii. Awnings shall be designed to coordinate with the architectural divisions of the building, including individual windows and bays.
  - iv. All awnings must comply with Title 26 (Building Code) of the County Code and Fire Department regulations.
  - v. Awnings in disrepair shall be repaired or removed within 30 days of notification that a state of disrepair exists.
- d. *Mechanical Equipment.*
  - i. External (individual) air conditioning units for a commercial building shall be located to be compatible with the architectural detail and the overall design of the storefront.
  - ii. If air conditioning units are located in the storefront, attempts shall be made to install a window unit which is neutral in appearance and which does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If feasible, screening or enclosing the air conditioning unit by using an awning or landscaping shall be required.
  - iii. Mechanical equipment located on roofs shall be screened by parapet walls or other similar architectural treatment so that the equipment will not be visible from the street or surrounding properties.
- e. *Security.*
  - i. Chain-link, barbed and concertina wire fences are strictly prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.
  - ii. When installed, all security bars or grilles shall be placed on the inside of the building, except for roll-up shutters or grilles.

- iii. Horizontally folding accordion grilles installed on the exterior of a storefront are prohibited.
- iv. Building security grilles shall be side-storing, concealed grilles which are not visible or discernible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles any of which shall be permitted, provided that they are concealed in the architectural elements of the building.

## **22.346.070 Zone Specific Development Standards**

- A. **Zone R-1 (Neighborhood Preservation I).** No changes.
- B. **Zone R-2 (Neighborhood Preservation II).** Zone R-2 densities and standards of development shall be maintained regarding setbacks, yards, parking, height coverage, etc.
- C. **Zone R-3 NR (Neighborhood Revitalization).**
  - 1. **Development Standards.** Zone R-2 (Neighborhood Preservation II) standards of development shall be maintained regarding setbacks, yards, parking, height, coverage, etc., for lots less than 40,000 square feet. Lots in excess of 40,000 square feet with multi-family densities (up to 30 dwelling units per acre) are permitted subject to the Conditional Use Permit (Chapter 22.158) procedure and specific design standards as set forth in Subsection C.2, below.
  - 2. **Design Standards.**
    - a. *Building and Site Design.*
      - i. Yard and setback requirements shall be the same requirements as for Zone R-1.
      - ii. Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken building facades are to be avoided.
      - iii. Strictly flat roofs are not acceptable.
      - iv. Parking structures shall incorporate the same architectural design as the primary building.
      - v. Continuous curb cuts are prohibited.
      - vi. Where more than 20 automobile parking spaces are required or provided, those areas not used for parking or maneuvering, or for pedestrian movement to and from vehicles, shall be landscaped. Not less than two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot so as to maximize its aesthetic effect.

b. *Relationship to Adjacent Properties.*

- i. Buildings and structures shall be of a scale and proportion (size) that generally conforms with adjacent structures, but in no case shall exceed the height limit as provided herein.
- ii. Buildings and structures should be compatible in terms of color, style and materials with adjacent buildings and structures.
- iii.

(1) Where a multi-family building is sited adjacent to a single-family residence, a solid masonry wall six feet in height shall be located long the common property line. Where a single-family residence shares a side property line, the wall must extend from the rear property line to (at least) the minimum front yard setback. Where the properties involved share a rear property line, the wall shall extend from side lot line to side lot line.

(2) A planting strip not less than two feet in width along the wall, facing the multi-family development, shall be provided, landscaped, and continuously maintained.

- iv. All exterior lighting shall be arranged so as to prevent glare or direct illumination of adjacent residences.

c. *Walls, Fences, and Mechanical Equipment.*

- i. All walls and fences within a residential development shall be of materials and colors compatible with the architectural design of the buildings and structures in the development.
- ii. All mechanical equipment shall be screened from view from adjacent streets and residences, either with a wall or with sufficient landscaping.
- iii. All trash containers and dumpsters shall be screened from view from streets, walkways, and adjacent residences.

D. **Zone C-1 (Restricted Professional Offices).** Professional office uses shall be the primary uses. Other uses may be permitted subject to a Conditional Use Permit (Chapter 22.158).

E. **Zone C-3 (General Commercial).** Uses permitted in Zone C-3, restricted to three stores (45-foot height limit), and a floor area ratio of 3.0.

F. **Zone C-3-CRS (Mixed Commercial).** Uses permitted in Zone C-3. Uses subject to permit: Mixed commercial/residential developments.

G. **Zone ( )-P Overlay (Parking).** Uses permitted in underlying Residential Zone, or supplemental parking lots to serve adjacent commercial uses.



## **22.346.080 Area Specific Development Standards**

### **A. Commercial Areas—Specific Standards.**

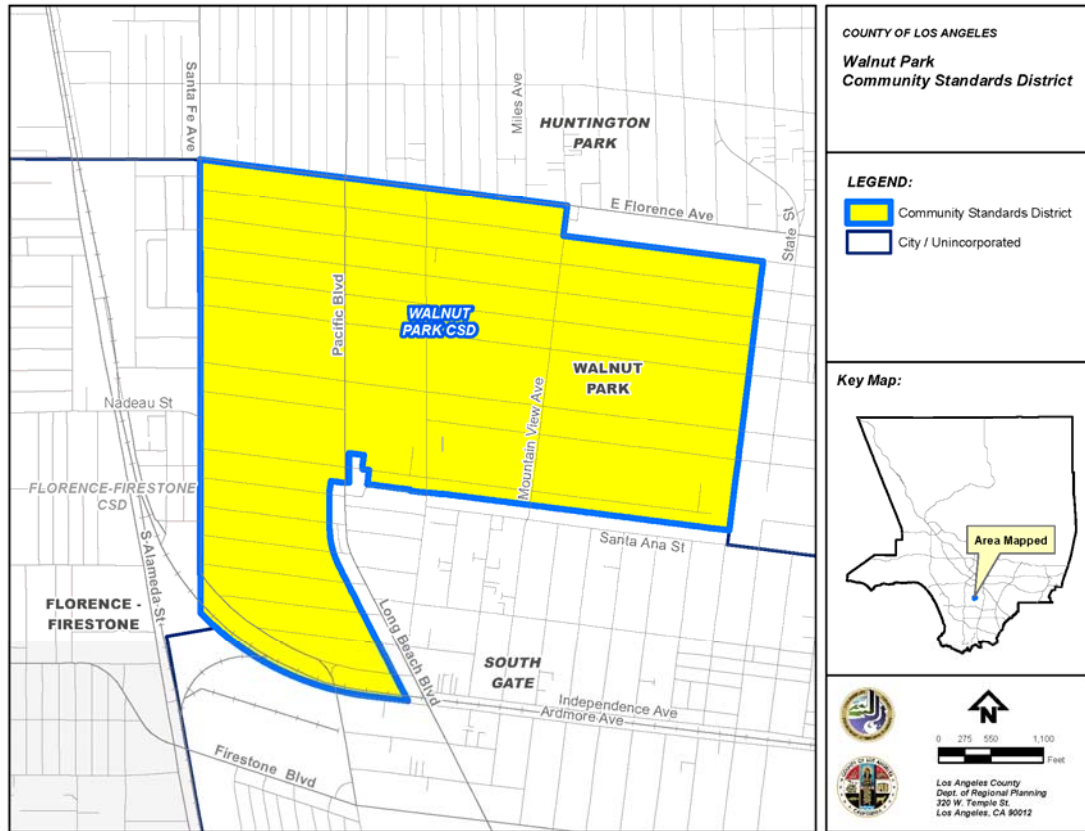
1. Seville Avenue, north of Olive Avenue to Walnut Street (Zone C-1, Restricted Professional Offices).
2. Pacific Boulevard (Zone C-3—General Commercial).
3. Santa Fe Avenue (Zone C-3-CRS—Mixed Commercial).
4. The north side of Walnut Avenue between Santa Fe Avenue and Seville Avenue shall permit Zone C-3 (General Commercial) uses.
5. The north side of Walnut Avenue between Seville Avenue and Mountain View Avenue shall permit parking in conjunction with commercial uses in adjacent Zone C-3 (General Commercial).
6. Seville Avenue, south of Olive Avenue to the boundary with the city of South Gate (Zone C-3, General Commercial). Improvement work greater than 50 percent of market value, excluding building code improvements, shall require additional off-street parking.

## **22.346.090 Modification of Development Standards**

**A. Minor Variations.** Under exceptional circumstances, the Department may permit minor variation from the standards specified in Section 22.346.060 (Community Wide Development Standards). In order to permit such variations, the applicant shall substantiate all of the following to the satisfaction of the Director:

1. The strict application of these development standards and regulations would result in practical difficulties or unnecessary hardships;
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Walnut Park area; and
3. The grant of the requested variation will not be materially detrimental to property or improvements in the area; and
4. That granting the requested variation will not be contrary to the goals and policies of the Neighborhood Plan.

**FIGURE 22.346-A:WALNUT PARK CSD BOUNDARY**



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## **Chapter 22.348 West Athens-Westmont Community Standards District**

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### Sections:

22.348.010	Purpose
22.348.020	Definitions
22.348.030	District Map
22.348.040	Applicability
22.348.050	Application and Review Procedures
22.348.060	Community Wide Development Standards
22.348.070	Zone Specific Development Standards
22.348.080	Area Specific Development Standards
22.348.090	Modification of Development Standards

### **22.348.010 Purpose**

The West Athens-Westmont Community Standards District (“CSD”) is established to provide a means of implementing special development standards for the unincorporated community of West Athens-Westmont. This CSD is necessary to ensure that the goals and objectives of the adopted West Athens-Westmont Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

### **22.348.020 Definitions**

(Reserved)

### **22.348.030 District Map**

The boundaries of this CSD are shown on Figure 22.348-A:West Athens-Westmont CSD Boundary, at the end of this Chapter.

### **22.348.040 Applicability**

(Reserved)

### **22.348.050 Application and Review Procedures**

(Reserved)

### **22.348.060 Community Wide Development Standards**

- A. **Height Limit.** The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height, or as otherwise specified herein; said heights may be modified subject to a Variance (Chapter 22.196).

## **22.348.070 Zone Specific Development Standards**

### **A. Zone R-1.**

1. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.
2. Properties shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of 50 percent of the front yard area shall be landscaped and maintained with grass, shrubs and/or trees.

### **B. Zone R-2.**

1. The maximum height permitted in Zone R-2 shall be 35 feet.
2. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

### **C. Zone R-3.**

1. The maximum height permitted in Zone R-3 shall be 35 feet.
2. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

## **22.348.080 Area Specific Development Standards**

- A. Commercial/Residential Mixed Use Area.** Century Boulevard, between Vermont Avenue to the east and approximately 130 feet west of Denker Avenue to the west, as shown on Figure 22.348-B:Commercial/Residential Mixed Use Area, at the end of this Chapter, shall be developed with residential or commercial uses and be subject to approval of a Conditional Use Permit (Chapter 22.158) application—the construction and maintenance of one single-family residence per lot shall be exempt from the requirements of a Conditional Use Permit:

1. Residential projects shall be subject to the following requirements:
  - a. Maximum density: 30 dwelling units per net acre;
  - b. Height limit: 35 feet;
  - c. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees;
  - d. Setback from Century Boulevard: 10 feet; and
  - e. Access to property: via 99th or 101st Streets.
2. Commercial projects shall be subject to the following requirements:
  - a. Height limit: 35 feet;
  - b. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees; and

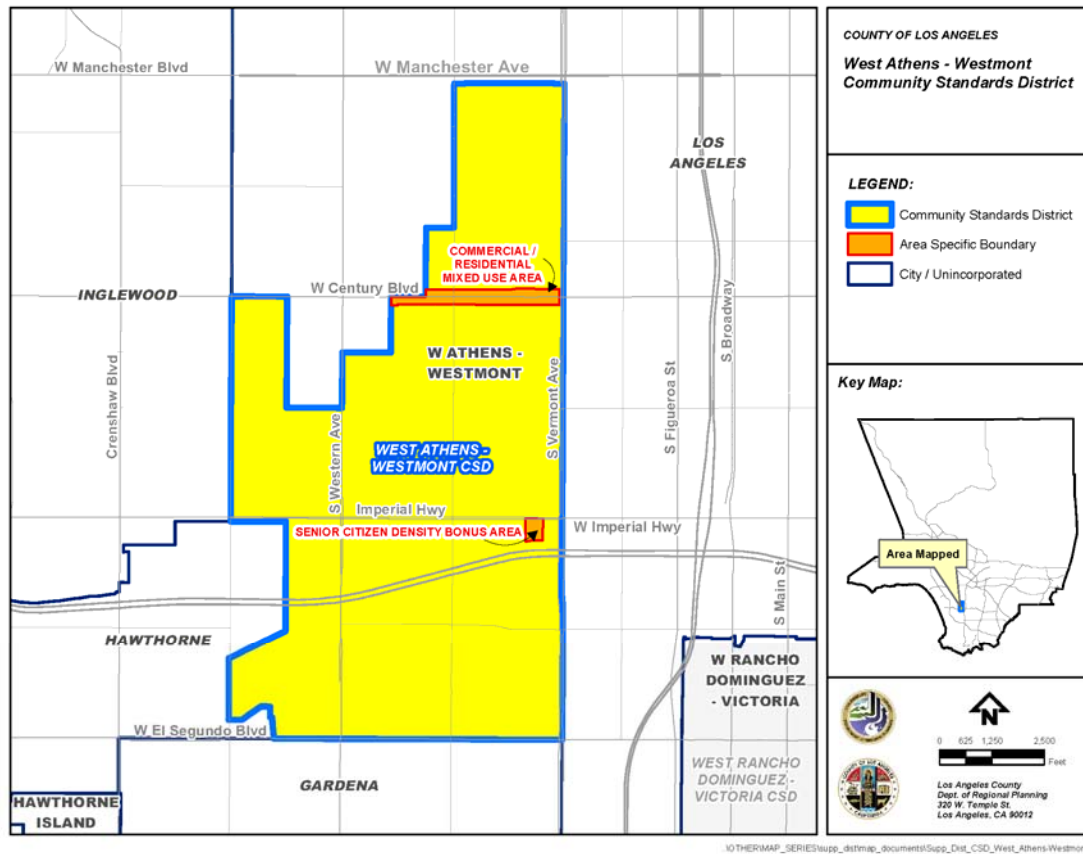
c. Access to property: via Century Boulevard only.

**B. Senior Citizen Density Bonus Area.** The area bounded by New Hampshire Avenue, Berendo Avenue, Imperial Highway and the proposed Century Freeway, as shown on Figure 22.348-C:Senior Citizen Density Bonus Area, at the end of this Chapter, may be developed with senior citizen housing at a maximum density of 50 dwelling units per net acre. The senior citizen developments will be subject to a Conditional Use Permit (Chapter 22.158).

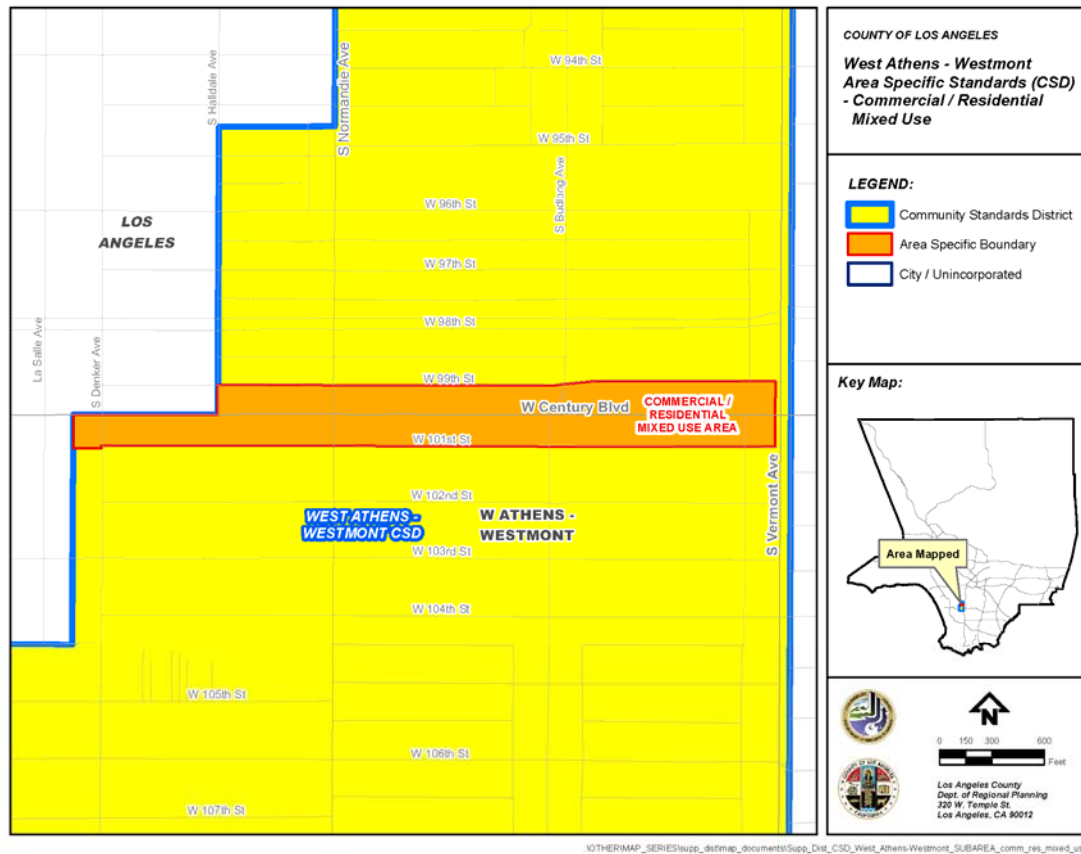
## **22.348.090      Modification of Development Standards**

(Reserved)

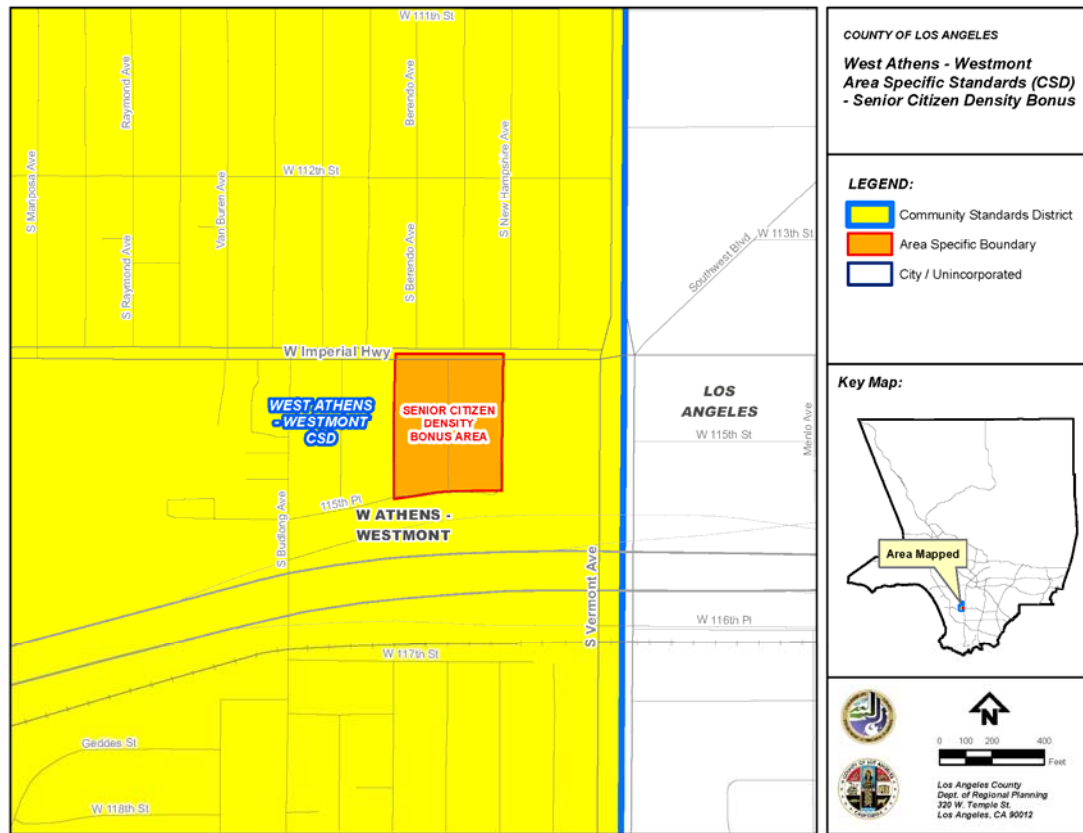
**FIGURE 22.348-A:WEST ATHENS-WESTMONT CSD BOUNDARY**



**FIGURE 22.348-B:COMMERCIAL/RESIDENTIAL MIXED USE AREA**



**FIGURE 22.348-C:SENIOR CITIZEN DENSITY BONUS AREA**



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## Chapter 22.350 West Rancho Dominguez-Victoria Community Standards District

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### Sections:

22.350.010	Purpose
22.350.020	Definitions
22.350.030	District Map
22.350.040	Applicability
22.350.050	Application and Review Procedures
22.350.060	Community Wide Development Standards
22.350.070	Zone Specific Development Standards
22.350.080	Area Specific Development Standards
22.350.090	Modification of Development Standards

### 22.350.010 Purpose

The West Rancho Dominguez-Victoria Community Standards District (“CSD”) is established to implement the goals and policies of the West Rancho Dominguez-Victoria Land Use Plan and Implementation Program. Furthermore, this Chapter is intended to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within this CSD and to enhance the appearance of this CSD by setting forth development and building standards.

### 22.350.020 Definitions

The following terms are defined solely for this CSD:

**Commercial horse stable.** A facility used for the business of stabling horses and for services related to the maintenance and care of the horses stabled at the facility.

### 22.350.030 District Map

The boundaries of this CSD are shown on Figure 22.350-A:West Rancho Dominguez-Victoria CSD Boundary, at the end of this Chapter.

### 22.350.040 Applicability

(Reserved)

### 22.350.050 Application and Review Procedures

(Reserved)

### 22.350.060 Community Wide Development Standards

- A. **Graffiti.** To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all premises within this CSD:

1. All structures, walls, and fences open to public view shall remain free of graffiti.
2. In the event such graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

**B. Oil Well Properties.** In order to improve the visual appearance of this CSD, properties containing oil wells where active extraction is taking place shall be fenced and landscaped in accordance with the following requirements:

1. For properties abutting a Residential Zone or a street, a solid masonry wall or solid fence in compliance with Section 22.140.430.C.2 (Fences and Walls Required) or a fence in compliance with Section 11.48.030 (Fencing Specifications) in Title 11 (Health and Safety) of the County Code shall be erected around each oil well. The wall or fence shall be not less than six feet in height and shall be provided with landscaping in accordance with Section 22.140.430.C.4 (Landscaping Requirements). The required landscaping for any fence erected in compliance with Section 11.48.030 in Title 11 shall be planted so as to completely screen the fence within five years from the dated of erection of the fence.
2. All oil well equipment, structures, facilities and sites shall be maintained in good condition and accumulations of trash and debris shall be removed regularly.

**C. Commercial Horse Stables.**

1. Commercial horse stables and other commercial uses that use horse stables are permitted in Zone M-1.5 and higher. To ensure that these uses are developed and used in a safe and orderly manner and are compatible with existing land use patterns, these uses shall comply with the following:
  - a. *Feed Storage Area.* The facility shall have a feed storage area sufficient in size to accommodate the feed necessary for all horses kept at the facility and an unblocked, clear path for access to and from such feed storage area;
  - b. *Manure Management Area.* The facility shall have a manure management area with manure containers stored in a place or direction sufficiently away from the feed storage area and horse stalls to avoid unhealthful conditions for the horses;
  - c. *Tack Storage Area.* The facility shall have a tack storage area with sufficient space for the storage and maintenance of riding tack for the horses kept at the facility;

- d. *Water Storage Area.* Each horse stall in the facility shall have a water storage area with an adequate delivery method of water of sufficient size for the horse kept in that stall;
- e. *Wash Rack Area.* The facility shall have a wash rack area sufficient in size to accommodate the number of horses kept at the facility;
- f. *Horse Stall Size and Construction.* Each horse stall within the facility shall have a minimum length, height, and width of 12 feet and shall be constructed in a workmanlike manner. The horse stalls shall be constructed of fire-resistant material appropriate for equine containment facilities. No more than one horse shall be permitted to be stabled in any horse stall;
- g. *Horse Stall Access Area.* Each horse stall within the facility shall have a minimum access area of 12 feet in width for the ingress and egress and the access area shall be clear and accessible at all times. If the horse stall access area is covered, the cover shall have a minimum height of 12 feet;
- h. *Horse Recreation Area.*
  - i. For any facility that is not adjacent to a publicly-designated riding area or equestrian trail, the facility shall have a horse recreation area that contains the following:
    - (1) A minimum of one 50-foot diameter round pen for a facility that has a maximum of 25 horse stalls and an additional pen of these dimensions for every additional increment of one to 25 horse stalls at the facility; plus
    - (2) A minimum of one 60-foot by 100-foot riding arena for any facility that has a maximum of 50 horse stalls and an additional riding arena of these dimensions for every additional increment of one to 50 horse stalls at the facility.
  - ii. The horse recreation areas shall be for use only by the horses stabled at the facility;
  - iii. Temporary uses within the horse recreation area may be permitted with an approved Special Event Permit (Chapter 22.192);
- i. *Fences or Walls.* The facility shall have a perimeter fence or wall with a minimum height of six feet and a maximum height of 10 feet. All fences or walls shall be of uniform height, built in a workmanlike manner, and constructed solely of new materials. No chain link fencing shall be permitted for this purpose; and
- j. *Parking.* The facility shall have a minimum of one vehicle parking space, eight and one-half feet in width by 18 feet in depth, plus one vehicle parking space, nine feet in width by 44 feet in depth, for every

increment of one to four horse stalls at the facility. Adequate access to these required parking spaces shall also be provided. Other than as specified above, parking spaces shall be developed in accordance with Chapter 22.112 (Parking).

2. **Maintenance.** The facility shall be neatly maintained and free of junk and salvage, and all structures, including but not limited to the horse stalls, horse recreation areas, and fences or walls, shall be maintained in good condition at all times.
3. **Site Plan Depiction.** Compliance with the requirements of Subsection C.1, above, shall be depicted on an approved site plan for the commercial horse stable or other commercial use that uses a horse stable.
4. **Additional Requirements.** The requirements in this Subsection C shall be in addition to any other applicable requirements in the County Code related to the uses governed by this Subsection C.

## **22.350.070 Zone Specific Development Standards**

### **A. Zone R-1.**

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. Where the rear yard abuts an Industrial Zone, a three-foot landscaped planter strip containing one 15-gallon tree for each 50 square feet of planter area shall be installed along the rear property line. This provision shall not apply to the section of the rear yard where garages or accessory structure may be erected.

### **B. Zone R-2.** The requirements specified in Zone R-1 of this Section shall apply to Zone R-2.

### **C. Zone C-2.** Vehicle parking requirements for the following uses shall be modified as follows: Markets of less than 5,000 square feet, banks, bookstores, delicatessens, drug stores, and office supply stores shall provide a minimum of one parking space for every 400 square feet of gross floor area. Restaurants of less than 1,000 square feet of gross floor area shall provide a minimum of five parking spaces, and restaurants of at least 1,000 square feet of gross floor area shall be granted a maximum 25 percent reduction of the otherwise required parking.

### **D. Zone C-3.**

1. The vehicle parking requirements specified in Zone C-2 of this Section shall apply to Zone C-3.
2. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

**E. Zone C-M.**

1. Buildings and structures shall be set back a minimum of ten feet from the front property line. The front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped.
2. For properties abutting a Residential Zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.
3. For properties abutting a Residential Zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls Required) shall be erected along the property lines separating the two uses.
4. In order to mitigate noise, all loading docks shall be located as far distant as feasible from adjoining Residential Zones.
5. A building or structure located within 250 feet of a Residential Zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
6. A building or structure located more than 250 feet from a Residential Zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.
7. The maximum lot coverage shall not exceed 70 percent.
8. All uses except for parking, vending machines, shopping carts, and accessory uses shall be conducted entirely within a building.
9. Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.

**F. Zone M-1.**

1. The requirements specified in Zone C-M of this Section shall apply to Zone M-1.
2. All activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a Conditional Use Permit (Chapter 22.158).
3. For properties abutting a Residential Zone, the following uses shall require a Conditional Use Permit (Chapter 22.158):
  - Acetylene; the storage of oxygen and acetylene;
  - Automobile body and fender repair shops;
  - Automobile painting and upholstering;

- Batteries; the manufacture and rebuilding of batteries;
- Blacksmith shops;
- Building materials, storage of;
- Bus storage;
- Cannery, except meat or fish;
- Car barns for buses and street cars;
- Cellophane; the manufacture of cellophane products;
- Cesspool pumping, cleaning and draining;
- Concrete batching, provided that the mixer is limited to one cubic yard capacity;
- Explosives storage;
- Fuel yard;
- Generators; the manufacture of electrical generators;
- Granite, the grinding, cutting, and dressing of;
- Lumberyards, except the storage of boxes or crates;
- Marble, the grinding, cutting, and dressing of;
- Stone, marble, and granite, and grinding, dressing, and cutting of;
- Tire retreading;
- Truck storage or rental;
- Wood yards.

4. Notwithstanding the provisions of Subsection F.3, above, premises in Zone M-1 may be used for the following accessory uses:

- Acetylene; the storage of oxygen and acetylene;
- Building materials, storage of;
- Concrete batching, provided that the mixer is limited to one cubic yard capacity;
- Truck storage.

5. The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet. Lots legally created prior to the effective date of the ordinance establishing this CSD shall not be required to comply with this requirement.

**G. Zone M-1.5.** The requirements specified in Zones C-M and M-1 of this Section shall apply to Zone M-1.5.

**H. Zone M-2.**

1. The requirements specified in Zone C-M and Zone M-1 of this Section shall apply to Zone M-2.
2. Automobile dismantling yards, junk salvage yards, and scrap metal processing yards shall not be permitted within 500 feet of a Residential Zone.
3. Automobile dismantling yards, junk and salvage yards, and scrap metal processing yards shall provide a wall or fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls Required) along all street frontages. The wall or fence shall be set back at least three feet from property lines having street frontage. The setback area shall be landscaped with shrubs, and one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.
4. The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet. Lots legally created prior to the effective date of the ordinance establishing this CSD shall not be required to comply with this requirement.

**I. Zone B-1.**

- a. **Accessory uses.** Premises shall not be used for accessory buildings and structures.
- b. **Prohibited uses.** Premises shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

**J. Zone B-2.** The requirements specified in Zone B-1 of this Section shall apply to Zone B-2.

**K. Zone ( )-CRS.** The maximum permitted density shall be 17 dwelling units per net acre.

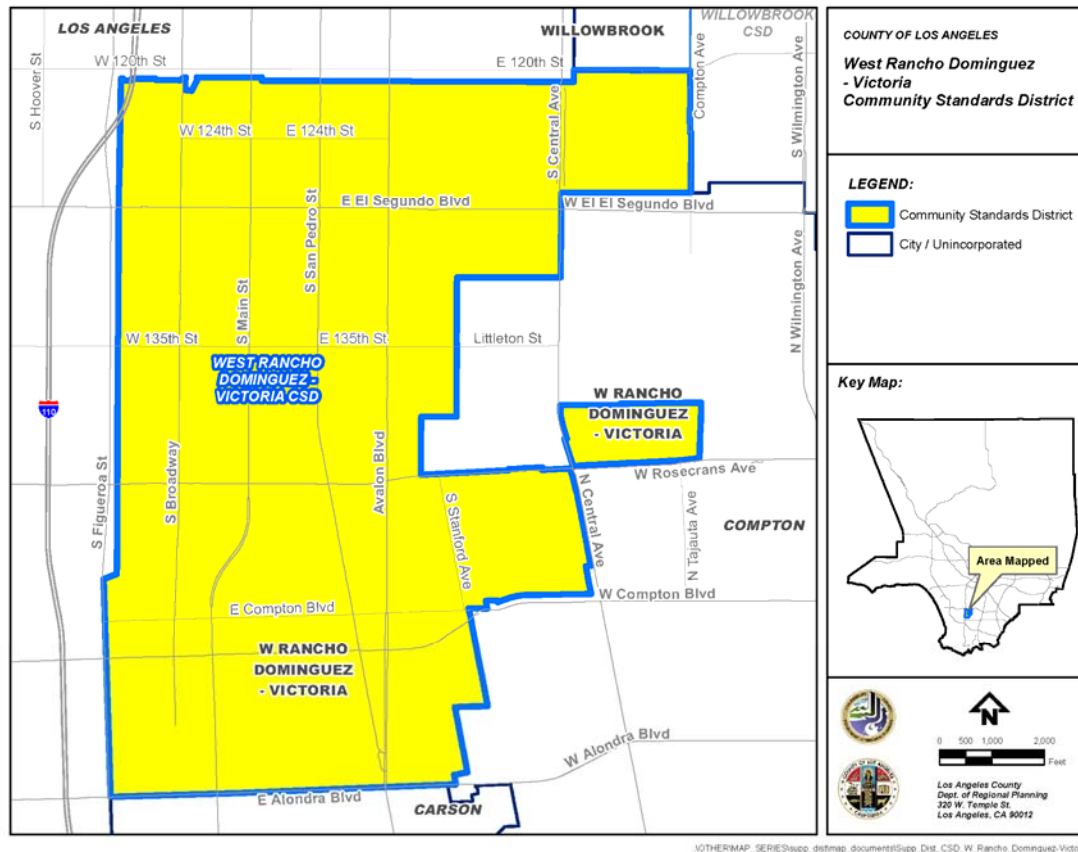
**22.350.080 Area Specific Development Standards**

(Reserved)

**22.350.090 Modification of Development Standards**

With the exception of the Section 22.350.060.C.1.j (Parking), any modification from the requirements set forth in Section 22.350.060.C.1 shall require a Conditional Use Permit (Chapter 22.158). With respect to the parking requirements in Section 22.350.060.C.1.j (Parking), a modification can be obtained through any applicable method under this Title 22 that authorizes a reduction in required parking.

**FIGURE 22.350-A: WEST RANCHO DOMINGUEZ-VICTORIA CSD BOUNDARY**



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## Chapter 22.352 Willowbrook Community Standards District

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### Sections:

22.352.010	Purpose
22.352.020	Definitions
22.352.030	District Map
22.352.040	Applicability
22.352.050	Application and Review Procedures
22.352.060	Community Wide Development Standards
22.352.070	Zone Specific Development Standards
22.352.080	Area Specific Development Standards
22.352.090	Modification of Development Standards
APPENDIX I	Drought Tolerant Species

### 22.352.010 Purpose

The Willowbrook Community Standards District ("CSD") is established to provide a means of assisting in the implementation of the adopted Willowbrook Community Redevelopment Project. The Project's Redevelopment Plan contains a map which delineates the permitted land uses in the area and a text enumerating the community's goals and objectives related to land use and the physical development of Willowbrook. The requirements of this CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community.

### 22.352.020 Definitions

The following terms are defined solely for this CSD.

**Building face.** The height of the building (excluding the parapet) multiplied by its frontage.

**Clothesline.** A rope or wire on which clothes are hung for drying or airing.

**Satellite receiving antenna.** Any antenna or device, commonly parabolic in shape, the purpose of which is to receive communications or other signals directly from one or more satellites orbiting the earth and/or other extraterrestrial sources.

### 22.352.030 District Map

The boundaries of this CSD are shown on Figure 22.352-A:Willowbrook CSD Boundary, at the end of this Chapter.

### 22.352.040 Applicability

(Reserved)

### **22.352.050 Application and Review Procedures**

- A. A Discretionary Site Plan Review (Chapter 22.190) is required to establish, operate or maintain any use, except that no Discretionary Site Plan Review is required for a change in ownership or occupancy.
- B. Also exempt from the Discretionary Site Plan Review are maintenance and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value or assessed valuation of the building or structure.
- C. An application for a Discretionary Site Plan Review shall not be submitted to the Department until the proposed use has been submitted to and reported upon by the Executive Director of Community Development Commission, or successor agency, for a report as to conformity with the Willowbrook Community Redevelopment Project.

### **22.352.060 Community Wide Development Standards**

- A. **Parking.** Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).
- B. **Antennas.** Satellite receiving antennas are permitted, subject to the Discretionary Site Plan Review (Chapter 22.190), to ensure conformity with the following development standards:
  - 1. An antenna shall not be located within a required setback area, except that an antenna may project into a required rear yard for a maximum distance of 10 feet, but in no case closer than five feet to any lot line;
  - 2. No antenna or any portion thereof shall be located between any road and the front of any building or structure, and in the case of corner lots as defined in this Title 22, no antenna or any portion thereof shall be located between the road and the side of any building or structure on a lot or parcel of land;
  - 3. No antenna shall be roof mounted;
  - 4. When actuated to its most vertical position, no antenna or any portion thereof shall have a vertical height greater than 10 feet;
  - 5. No antenna or any portion thereof shall have a horizontal dimension greater than 12 feet;
  - 6. Antennas shall be screened by landscaping or fencing, in order to minimize visibility of the antenna from adjoining streets, highways and adjacent property when viewed at ground level. "Minimizing visibility" means that not more than 50 percent of the antenna, exclusive of any structural supports, shall be visible from the centerline of any adjoining street and from adjacent properties;

7. No antenna shall be of a bright, shiny or glare reflective finish or color such as, but not limited to, solid white, in order that said antenna will neutralize and visually blend with adjacent structures and improvements. An antenna which uses or is composed of perforated metals, radar mesh or wire screen, thereby reducing the antenna's visual mass, is encouraged; and
8. All satellite receiving antennas in existence prior to the effective date of the ordinance codified in this section which do not conform to the foregoing development standards shall be discontinued and removed from their site, or brought into compliance with said development standards within five years from the effective date of the ordinance establishing this CSD.

**C. Signs.**

1. Except as herein modified, all signs shall conform to Chapter 22.114 (Signs), including the enforcement provisions.
2. The sign regulations prescribed in this Subsection C shall not affect existing signs which were established according to this Title 22 prior to the effective date of the ordinance establishing this CSD.
3. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Subsection C, or removed within 30 days from receipt of notification that a state of disrepair exists.
4. Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.
5. The total permitted sign area of all signs on a building or site is 10 percent of the building face.
6. Outdoor advertising signs (billboards) are prohibited.
7. Roof signs are prohibited.
8. Freestanding signs shall be limited in height to a maximum of 20 feet.

**D. Clotheslines.** Clotheslines or clotheslines structures are permitted, provided they are located in the rear of a structure, and not visible from adjoining streets when viewed at ground level.

**E. Security.** Barbed and concertina wire fences are prohibited; chain-link, which is free of sharp edges, tubular steel or wrought iron fences are permitted.

## **22.352.070 Zone Specific Development Standards**

**A. Zone R-1.**

1. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.

2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced at all times, without prejudice to the enforcement of other applicable regulations.
3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. The minimum floor area of a new single-family residence shall be 1,200 square feet.
5. Temporary mobilehomes and trailers are prohibited.
6. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Discretionary Site Plan Review (Chapter 22.190). Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

**B. Zone R-2.**

1. The maximum height permitted in Zone R-2 shall be 35 feet and two stories.
2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.
3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. Temporary mobilehomes and trailers are prohibited.
5. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Discretionary Site Plan Review (Chapter 22.190). Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

**C. Zone R-3.**

1. The maximum height permitted in Zone R-3 shall be 35 feet and two stories.
2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.

3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. The maximum lot coverage by structures of any type in Zone R-3 shall be 50 percent.
5. A minimum of 20 percent of the lot shall be landscaped or hardscaped, with open, usable outdoor space.
6. New residential structures within Zone R-3 shall only include single-family or two-family dwellings. Three or more attached dwelling units within one structure are not permitted, unless a Conditional Use Permit (Chapter 22.158) application is approved.
7. Temporary mobilehomes and trailers are prohibited.
8. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Discretionary Site Plan Review (Chapter 22.190). Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

**D. Modified Zone C-1.**

1. The maximum height permitted in Zone C-1 shall be 35 feet and two stories.
2. The maximum lot coverage by structures of any type in Zone C-1 shall be 50 percent.
3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

**E. Modified Zone C-2.**

1. The maximum height permitted in Zone C-2 shall be 35 feet and two stories.
2. The maximum lot coverage by structures of any type in Zone C-2 shall be 50 percent.
3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent

of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

**F. Modified Zone C-3.**

1. The maximum height permitted in Zone C-3 shall be 35 feet and two stories.
2. The maximum lot coverage by structures of any type in Zone C-3 shall be 50 percent.
3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

**22.352.080 Area Specific Development Standards**

(Reserved)

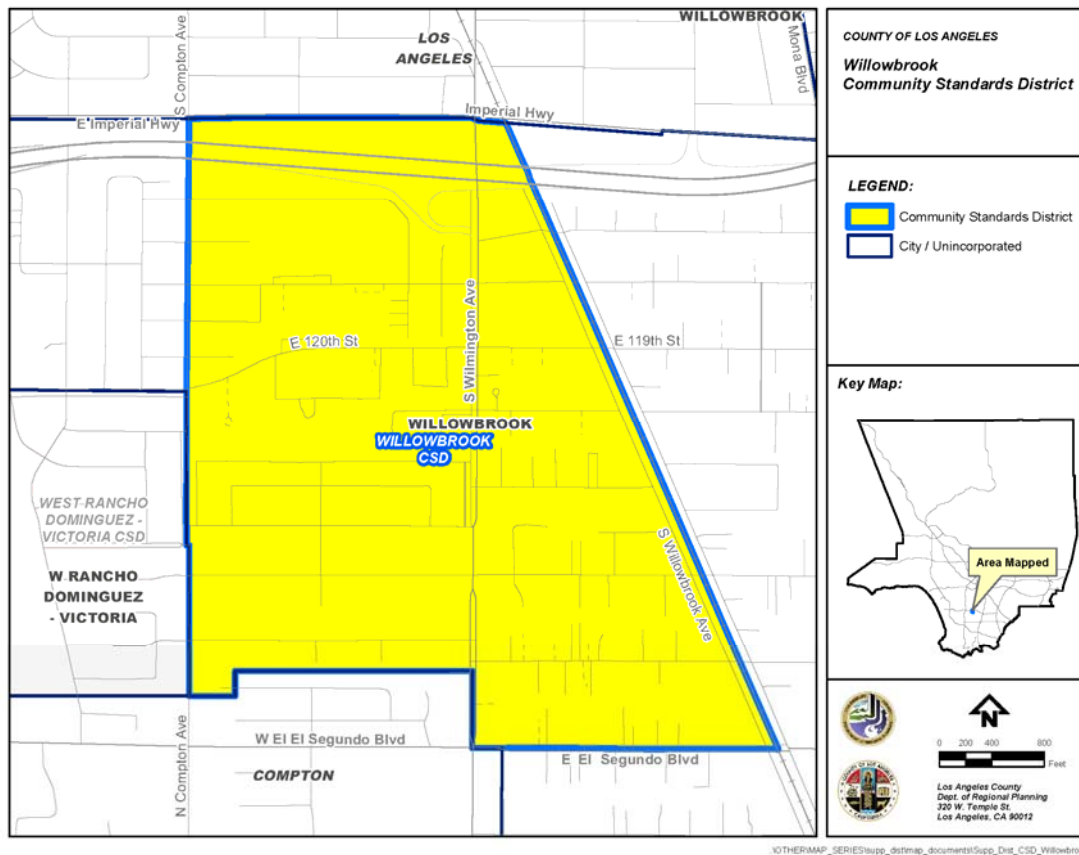
**22.352.090 Modification of Development Standards**

Under exceptional circumstances the Department may permit minor variations from the standards specified in this Chapter. In order to permit such variations, the applicant must demonstrate through the Discretionary Site Plan Review (Chapter 22.190) procedure that:

- A. The application of certain provisions of the standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan; and
- B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Willowbrook area; and
- C. Permitting a variation will not be materially detrimental to property or improvements in the area; and
- D. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.
- E. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review, except that the filing fee shall be

equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

**FIGURE 22.352-A:WILLOWBROOK CSD BOUNDARY**





## APPENDIX I

### Drought Tolerant Species

GENUS SPECIES	COMMON NAME
<b>TREES</b>	
ACACIA BAILEYANA	BAILEY ACACIA
AGONIS FLEXUOSA	PEPPERMINT TREE
ALBIZIA JULIBRISSIN	SILK TREE
ARBUTUS UNEDO	STRAWBERRY TREE
BAUHINIA VARIEGATA*	ORCHID TREE
CERATONIA SILIQUA	CAROB
ERIOBOTRYA JAPONICA*	LOQUAT
EUCALYPTUS SIDEROXYLON	REDGUM
FICUS BENJAMINA	WEeping CHINESE BANYAN
HETEROMELES ARBUTIFOLIA	TOYON
LAGERSTROEMIA INDICA	CRAPE MYRTLE
MAGNOLIA GRANDIFLORA*	BULL BAY
PINUS	PINE
PITTOSPORUM TOBIRA	MOCK ORANGE
PLATANUS	SYCAMORE
PODOCARPUS	YEW PINE
QUERCUS	OAK
SCHINUS	PEPPER TREE
<b>SHRUBS</b>	
ACACIA CULTIFORMIS	KNIFE ACACIA
AGAVE ATTENUATA	FOXTAIL AGAVE
CALLISTEMON	BOTTLEBRUSH
CARISSA MACROCARPUS	NATAL PLUM
COPROSMA REPENS*	MIRROR PLANT
COTONEASTER	COTONEASTER
DIETES VEGATA	FORTNIGHT LILY
ESCALLONIA	ESCALLONIA

MAHONIA	MAHONIA
NERIUM OLEANDER	OLEANDER
XYLOSMA CONGESTUM	SHINY XYLOMSMA
<b>GROUND COVER</b>	
ARCTOTHECA CALENDULA	CAPE WEED
BACCHARIS PILULARIS	COYOTE BRUSH
BOUGAINVILLEA	BOUGAINVILLEA
CARPONBROTUS	HOTTENTOT FIG
COTONEASTER	COTONEASTER
ROSMARINUS OFFICINALIS	ROSEMARY

\* Least drought tolerant